



\*W2893946\*

E# 2893946 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
07-Dec-17 12:57 PM FEE \$16.00 DEP DAC  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

File No.: 158858  
When Recorded Mail To:  
Bluemountain Inc.,  
748 West Heritage Park Blvd  
Layton UT 84041

**WARRANTY DEED**

**Steven Wood Peterson, Trustee of The Wood Peterson Irrevocable Trust,**  
grantor,

hereby CONVEY(S) AND WARRANT(S) to

**Bluemountain Inc.,,**  
grantee,

of 748 West Heritage Park Blvd STE 204, Layton, UT 84041  
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land  
in **Weber County, Utah:**

**SEE EXHIBIT "A" ATTACHED HERETO**

Serial Number: 09-142-0032, 09-142-0034, and 09-142-0035  
Subject to easements, restrictions and rights of way of record.  
WITNESS, the hands of said grantors, **December 06, 2017**

Signed in the presence of:

\_\_\_\_\_

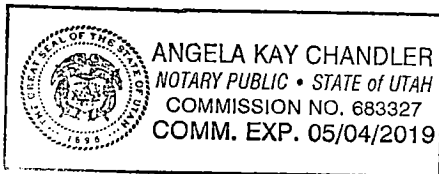
**STEVEN WOOD PETERSON, TRUSTEE OF THE  
WOOD PETERSON IRREVOCABLE TRUST**

**Steven Wood Peterson  
Trustee**

State of **Utah**  
County of **Davis**

On the **6th day of December, 2017**, personally appeared before me, **Steven Wood Peterson, Trustee of The Wood Peterson Irrevocable Trust**, being the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the same.

Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 1320.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 189.75 FEET (SOUTH BY RECORD) AND SOUTH 89°32'09" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EAST LINE OF 1900 WEST STREET, THENCE SOUTH 89°32'09" EAST 307.46 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE INTERSTATE HIGHWAY NO. 15 AS DESCRIBED ON SHEETS 3 AND 4 OF STATE HIGHWAY PROJECT NUMBER I15-8(6) 334, MAPS OF FILE AT THE REGION 1 OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION, SAID RIGHT OF WAY LINE HAVING BEEN CALCULATED 150 FEET OFFSET WESTERLY FROM THE CENTERLINE OF THE IMPROVEMENTS AS MEASURED ON THE GROUND AND ROTATED TO MATCH FREEWAY PARK SUBDIVISION, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, AS SHOWN HEREON, THENCE SOUTH 10°42'22" WEST 101.62 FEET (SOUTH 10°42' WEST 101.77 FEET BY RECORD) THENCE NORTH 89°32'09" WEST 289.39 FEET (WEST 356 FEET, MORE OR LESS) TO THE EAST LINE OF SAID 1900 WEST STREET AND THENCE NORTH 00°27'51" EAST ALONG SAID EAST LINE 100.00 FEET (NORTH BY RECORD) TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 1320.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 189.75 FEET (SOUTH BY RECORD) AND SOUTH 89°32'09" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF 1900 WEST STREET, THENCE NORTH 00°27'51" EAST ALONG SAID EAST LINE 30.00 FEET, THENCE SOUTH 89°32'09" EAST 100.00 FEET, THENCE SOUTH 00°27'51" WEST 30.00 FEET, AND THENCE NORTH 89°32'09" WEST 100.00 FEET TO SAID EAST LINE AND THE TRUE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 1320.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE SOUTH 89°32'09" EAST 200.00 FEET ALONG THE SIXTEENTH SECTION LINE TO THE TRUE POINT OF BEGINNING, SAID SIXTEENTH SECTION LINE WAS RETRACED PERPENDICULAR TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 CONSISTENT WITH SURVEYS IN THE AREA, THENCE SOUTH 89°32'09" EAST ALONG SAID SIXTEENTH LINE 173.00 FEET TO THE WEST LINE OF THE OLD UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY, RETRACED 48.00 FEET OFFSET WESTERLY FROM THE CENTERLINE OF THE TRACKS AS MEASURED ON THE GROUND AND SHOWN HEREON, SEE THAT CERTAIN RECORD OF SURVEY PERFORMED BY PINNACLE ENGINEERING JUNE 2008 FOR TOM AND LINDSAY LARSEN TO BE RECORDED AT THE OFFICE OF THE WEBER COUNTY SURVEYOR: THENCE SOUTH 00°18'41" WEST ALONG SAID RIGHT OF WAY LINE 189.75 FEET TO A

POINT OF RECORD 189.75 FEET SOUTH OF THE QUARTER OF QUARTER SECTION LINE, THENCE NORTH 89°32'09" WEST PARALLEL WITH SAID SIXTEENTH LINE OR SAID QUARTER OF QUARTER SECTION LINE 223.51 FEET TO A POINT OF RECORD 150 FEET EAST OF SECTION LINE, THENCE NORTH 00°27'51" EAST PARALLEL WITH SECTION LINE 30.00 FEET, THENCE NORTH 89°32'09" WEST PARALLEL WITH SAID SIXTEENTH LINE 100.00 FEET TO THE EAST LINE OF 1900 WEST STREET A 100 FOOT WIDE STREET, THENCE NORTH 00°27'51" EAST ALONG SAID EAST LINE 17.75 FEET, THENCE SOUTH 89°32'09" EAST 150.00 FEET, AND THENCE NORTH 00° 27'51" EAST PARALLEL WITH SECTION LINE 142.00 FEET TO THE TRUE POINT OF BEGINNING.