



W2909254

E# 2909254 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
12-Mar-18 1134 AM FEE \$14.00 DEP JC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

RECORDING & TAX NOTICE TO:
1339 West 3300 South
Ogden, Utah 84401

SPECIAL WARRANTY DEED

THIS DEED, made and entered into by and between, Wadman Investments, L.L.C., a Utah Limited Liability Company, ("Grantor"), in favor of

C & R Erdmann Properties, L.L.C., a Utah Limited Liability Company
("Grantee")

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming, as to the acts of the Grantor only, that certain real estate lying and being situated in Weber County, State of Utah, more particularly described as follows ("Premises"):

See Legal Description of Subject Property on attached Exhibit "A"
Tax Serial Numbers 14-037-0031 & 14-037-0017

The execution and recordation of this Special Warranty Deed is not evidence or constructive notice of the sale or transfer of the Subject Property. This Special Warranty Deed is executed and recorded to correct the record description of the real property owned by the Grantee to coincide and match the real property that is occupied by the Grantee in accordance with a survey of the property conducted by Landmark Surveying Inc., on May 11, 2015 under its File Number 3517.

SUBJECT TO all patents, easements, rights of way, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record or by prescription and payment of accruing present year taxes and assessments.

TO HAVE AND TO HOLD, the said premises, with its appurtenances, including water, unto the said Grantee and to the Grantees successors, heirs and assigns forever. Grantor covenants that Grantor is the owner of the subject property in fee, premises is free and clear of lien or encumbrance, except current year taxes, levies, assessments and debt stipulated to herein.

IN WITNESS WHEREOF, Grantor sets its hand and seal on the day and date below.

Wadman Investments, L.L.C., a Utah Limited Liability Company

by: Keith M. Buswell 02/28/18
~~David L. Wadman~~ - Manager Date

Keith M. Buswell - Director of Development

State of Utah
County of Weber

Keith M. Buswell as Director of Development

On this the 28th day of February 2018, personally appeared before me, ~~Keith M. Buswell as Director of Development~~
Wadman Investments, L.L.C., a Utah Limited Liability Company, the signer of this document who
duly acknowledged to me that this deed was executed by the same in the capacity stated and in accordance
with all powers and authorities granted the signer in the operating agreement of said limited liability
company.



Notary Public

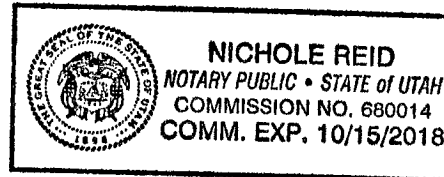


EXHIBIT "A"

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF OGDEN, COUNTY OF WEBER, STATE OF UTAH; SAID TRACT HAVING A BASIS OF BEARING OF SOUTH 00°22'13" WEST BETWEEN THE MONUMENTED LOCATION OF AN OGDEN CITY MONUMENT (OCM) WHICH IS BEING USED AS A REFERENCE MONUMENT FOR THE NORTHWEST CORNER OF SAID SECTION 31 (WEBER COUNTY SURVEYOR NAD1927 STATE PLANE COORDINATES FOR THE OCM ARE X=1860885.02 Y=323287.67 COORDINATES FOR THE NORTHWEST CORNER X=1860890.118 Y=323292.852) AND THE MONUMENTED LOCATION FOR THE SOUTHWEST CORNER OF SAID SECTION 31 WHICH IS A WEBER COUNTY SURVEYOR BRASS CAP (WEBER COUNTY SURVEYOR NAD1927 STATE PLANE COORDINATES OF X=1860851.05 Y=318051.31); SAID TRACT BEING DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF WADMAN DRIVE, SAID POINT BEING LOCATED THE FOLLOWING SEVEN (7) COURSES,

- 1) 2232.19 FEET SOUTH 00°23'33" WEST TO A SPIKE IDENTIFYING THE INTERSECTION OF KERSHAW STREET AND PENNSYLVANIA AVENUE (1100 WEST STREET);
 - 2) 906.29 FEET SOUTH 88°40'18" EAST (SOUTH 89°02'00" EAST RECORD PER DEDICATION PLAT RECORDED AS PLAT BOOK 60 PAGE 84) ALONG THE CENTER LINE OF KERSHAW STREET TO A PK NAIL REPRESENTING THE INTERSECTION OF KERSHAW STREET AND WADMAN DRIVE;
 - 3) 648.15 FEET NORTH 01°19'42" EAST (NORTH 00°58'00" EAST RECORD PER SAID DEDICATION PLAT) ALONG THE DEDICATED CENTER LINE OF WADMAN DRIVE TO A POINT OF CURVATURE;
 - 4) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 193.71 FEET HAVING A RADIUS OF 316.28 FEET AND A CHORD DISTANCE AND BEARING OF 190.70 FEET NORTH 16°13'04" WEST ALONG THE CENTER LINE OF WADMAN DRIVE TO A POINT OF TANGENCY;
 - 5) 528.28 FEET NORTH 33°45'48" WEST ALONG THE CENTER LINE OF WADMAN DRIVE TO A POINT OF CURVATURE;
 - 6) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 120.91 FEET; HAVING A RADIUS OF 188.76 FEET AND A CHORD DISTANCE AND BEARING OF 118.86 FEET NORTH 52°06'52" WEST ALONG THE CENTER LINE OF WADMAN DRIVE;
 - 7) LEAVING THE CENTER LINE OF WADMAN DRIVE ON A LINE RADIAL TO SAID CURVE 30.00 FEET NORTH 19°32'05" EAST TO SAID NORTH RIGHT OF WAY LINE OF WADMAN DRIVE; FROM SAID OGDEN CITY MONUMENT (OCM);
- RUNNING THENCE NORTH 00°11'37" EAST 99.30 FEET;
 THENCE SOUTH 89°03'33" EAST 221.82 FEET TO THE RIGHT OF WAY OF INTERSTATE 15;
 THENCE SOUTH 32°31'07" EAST 326.19 FEET (NORTH 32°28'26" WEST IN A FINAL ORDER OF CONDEMNATION RECORDED BOOK 965 PAGE 220 ON MAY 5, 1971) SAID RIGHT OF WAY LINE BEING IDENTIFIED AS A STRAIGHT LINE BETWEEN UDOT RIGHT OF WAY MONUMENTS AT STATION 13+17.00 "A" LINE, RAMP STATIONING, AND MONUMENT NUMBER 63 AS DOCUMENTED IN A RECORD OF SURVEY NUMBER 004267 LISTED WITH THE WEBER COUNTY SURVEYOR'S OFFICE;
 THENCE LEAVING SAID RIGHT OF WAY NORTH 79°00'11" WEST 263.89 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID WADMAN DRIVE;
 THENCE NORTH 33°45'48" WEST 53.49 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 140.13 FEET, HAVING A RADIUS OF 218.76 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 52°06'53" WEST 137.74 FEET TO THE POINT OF BEGINNING.