



W2967890

Mail Tax Notice To:
Grantee
111 East Broadway
Suite 900
Salt Lake City, Utah 84111

E# 2967890 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
01-Mar-19 0244 PM FEE \$18.00 DEP JC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Petersen Investment II, a Utah General Partnership, who, pursuant to Section 48-3a-1045 of the Utah Revised Uniform Limited Liability Company Act, as amended and Section 48-2e-1145 of the Utah Revised Uniform Limited Partnership Act as amended has been converted into Petersen Investment II, LLC, a Utah Limited Liability Company, a duly formed, organized and operating limited liability company in the State of Utah, hereinafter "Grantor", does hereby convey, transfer, assign, deeds with warrants, against all claiming by through or under as to the acts of the "Grantor" only to:

Garff Properties--La Quinta, LLC, a Utah Limited Liability Company,
as Grantee,

all of the Grantors, right, title and interest in real property, located in **Weber County, State of Utah**, more particularly described as follows ("Subject Property"):

See Description of Parcel 1, which is Survey Description of "Subject Property" prepared by Great Basin Engineering, for the purpose of combining Weber County, State of Utah, Tax Parcel Numbers 06-016-0141; 06-016-0029 and 06-016-0140 into one tax parcel effective for year 2019 and also see Record Descriptions of Parcels 2 and 3 which are identified as Weber County, State of Utah, Tax Parcel Numbers 06-016-0076 and 06-016-0120 on attached Exhibit "A".

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, improvements in, on, or under the Subject Property. Together with water rights appurtenant to the Subject Property, including but not limited to sub-surface rights, wells, springs, decreed, rented, contracted, or leased. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, easements, reservations or restrictions of record or by prescription.

Petersen Investment II, LLC , a Utah Limited Liability Company

by: Kent B. Petersen 28 FEB 2019
Kent/B. Petersen--Manager Date

State of Utah
County of Weber

On this the 28th day of February 2019, Kent B. Petersen as Manager of Petersen Investment II, LLC, a Utah Limited Liability Company, acknowledged to me that this document was executed by the same, in the capacity stated and in accordance with the terms and conditions of the operating agreement of said limited liability company.

[Signature]
Notary Public

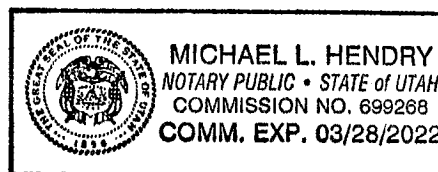


EXHIBIT "A"
LEGAL DESCRIPTION OF SUBJECT PROPERTY

**PARCEL 1 -- SURVEY DESCRIPTION WHICH
COMBINES WEBER COUNTY, STATE OF UTAH,
TAX PARCEL NUMBERS 06-016-0141;
06-016-0029 & 06-016-0140**

**PARCEL 2 -- RECORD DESCRIPTION OF WEBER
COUNTY, STATE OF UTAH, TAX PARCEL NUMBER
06-016-0076**

**PARCEL 3 -- RECORD DESCRIPTION OF WEBER
COUNTY, STATE OF UTAH, TAX PARCEL NUMBER
06-016-0120**

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING ON THE NORTH LINE OF RIVERDALE ROAD, SAID POINT BEING 26.95 FEET SOUTH 0°18'31" WEST (SOUTH 0°19'57" WEST ALONG SECTION LINE) AND 1168.00 FEET NORTH 64°15' EAST ALONG THE NORTH LINE OF RIVERDALE ROAD FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT ALSO BEING ON THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO C.C. PINGREE BY WARRANTY DEED IN BOOK 402 OF RECORDS, PAGE 507; RUNNING THENCE NORTH 64°15' EAST 438.65 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD TO THE WEST LINE OF 900 WEST STREET; THENCE TWO COURSES ALONG SAID WEST LINE AS FOLLOWS: NORTH 0°38'20" EAST 340.34 FEET, AND NORTH 2°33'12" EAST 264.69 FEET TO THE SOUTH LINE OF AN EXISTING STREET, BEING 4600 SOUTH STREET; THENCE NORTH 89°22'30" WEST 378.40 FEET ALONG SAID SOUTH LINE OF SAID EXISTING STREET, BEING 4600 SOUTH STREET; THENCE SOUTH 0°44'15" WEST 259.27 FEET; THENCE NORTH 89°15'45" WEST 175.53 FEET; THENCE SOUTH 53°26'14" WEST 116.80 FEET TO THE EXTENSION OF THE WEST WALL OF A METAL BUILDING; THENCE SOUTH 0°28'12" WEST 169.05 FEET ALONG SAID EXTENSION OF THE WEST WALL AND THE WEST WALL OF A METAL BUILDING TO THE SOUTHWEST CORNER OF SAID METAL BUILDING; THENCE SOUTH 10°13'09" WEST 26.34 FEET; THENCE SOUTH 2°25' EAST 389.05 FEET, MORE OR LESS, (389.20 FEET TO CLOSE) TO THE NORTH LINE OF RIVERDALE ROAD (A STATE ROAD); THENCE NORTH 64°15' EAST 255.30 FEET (255.37 FEET TO CLOSE) TO THE POINT OF BEGINNING.

(TAX ID'S 06-016-0141, 06-016-0029 AND 06-016-0140)

PARCEL 2

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 0°18'31" WEST 26.95 FEET, NORTH 64°15" EAST 1181.69 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD, NORTH 0°30' EAST 180.95 FEET, SOUTH 66°30' EAST 11.41 FEET AND NORTH 0°44'15" EAST 879.54 FEET ALONG AN OLD EXISTING FENCE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 0°44'15" EAST 220.07 FEET ALONG SAID FENCE; THENCE SOUTH 87°26'48" EAST 393.47 FEET TO THE WEST LINE OF 900 WEST STREET; THENCE SOUTH 2°23'12" WEST 219.93 FEET ALONG SAID STREET, THENCE NORTH 87°26'48" WEST 393.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO A PERPETUAL 16 1/2 FOOT EASEMENT & RIGHT-OF-WAY. (1469-477).

TAX ID: 06-016-0076

PARCEL 3

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING ON THE WEST LINE OF 900 WEST STREET, SAID POINT BEING 26.95 FEET SOUTH 0°18'31" WEST 1455.14 FEET, NORTH 64°15' EAST ALONG THE NORTH LINE OF RIVERDALE ROAD 41.60 FEET, NORTH 87°00' WEST 197.64 FEET, NORTH 64°15' EAST TO THE SAID WEST LINE OF 900 WEST STREET 318.00 FEET, NORTH 0°38'20" EAST ALONG SAID WEST LINE AND 324.72 FEET NORTH 2°33'12" EAST ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 7, RUNNING THENCE NORTH 89°22'30" WEST 378.19 FEET ALONG THE NORTH LINE OF 4600 SOUTH STREET, THENCE NORTH 0°44'15" EAST 202.67 FEET, MORE OR LESS, THENCE SOUTH 87°26'48" EAST 393.47 FEET, MORE OR LESS, TO THE WEST LINE OF 900 WEST STREET, THENCE SOUTH 2°23'12" WEST 189.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO A PERPETUAL 16 1/2 FOOT EASEMENT AND RIGHT OF WAY. (ORDER BOOK 1469 PAGE 477).
TAX ID: 06-016-0120