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Mail Recorded Deed and Tax Notice To:  
Ogden Hotel Partners, LLC, a Utah limited liability company  
748 W Heritage Park Blvd, Ste 203  
Layton, UT 84041

E# 2990689 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
12-Jul-19 0944 AM FEE \$40.00 DEP TN  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 113217-JCP

## SPECIAL WARRANTY DEED

C2 Investments, LLC, a Montana limited liability company

**GRANTOR(S)** of State of Montana, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ogden Hotel Partners, LLC, a Utah limited liability company

**GRANTEE(S)** of Ogden, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

BST

**TAX ID NO.:** 01-019-0023 and 01-019-0024 (for reference purposes only)

TOGETHER WITH all easements, rights, entitlements, improvements and privileges appurtenant thereto.

**SUBJECT TO** county taxes and assessments not delinquent, easements, rights of way, covenants conditions and restrictions and any other matters of record.

01-019-0040/(01-019-0023,0024)

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Dated this 9<sup>th</sup> day of July, 2019.

C2 Investments, LLC, a Montana limited liability company

By: C2 Investments, L.P.  
Its: Managing Member

BY: *Jeffrey D. Clark*  
Name: Jeffrey D. Clark  
Title: General Partner

STATE OF UTAH

COUNTY OF ~~DAVIS~~ WEBER

The foregoing instrument was acknowledged before me this 9 day of July, 2019 by Jeffrey D. Clark, a general partner of C2 Investments, L. p., a Utah limited partnership, which is the managing member of C2 Investments, LLC, a Montana limited liability company.

*Maria M. Tarr*  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL1:**

A part of Lots 7, 8 and 9, Block 23, Plat "A", Ogden City Survey, Ogden City, Weber County, Utah, more particularly described as follows:

Beginning at the Northeast corner of said Lot 7; thence South 00°57'56" West 294.83 feet along the Easterly lot line of said Lot 7; thence North 89°00'16" West 137.03 feet; thence South 00°57'56" West 22.00 feet; thence North 89°00'16" West 196.25 feet to the Westerly lot line of said Lot 9; thence North 00°59'01" East 316.13 feet along said Westerly lot line to the Northwest corner of said Lot 7; thence South 89°07'26" East 333.18 feet along the Northerly lot line of said Lot 7 to the point of beginning.

**PARCEL 1A:**

A non-exclusive easement for ingress and egress described as follows:

A part of Lots 9 and 10, Block 23, Plat A: Beginning at a point 104.46 feet North 00°58' East of the Northwest corner of Lot 10 and running thence South 89°00'16" East 20 feet; thence South 00°58' West 143.31 feet; thence North 89°00'16" West 20 feet; thence North 00°58' East 143.31 feet to the point of beginning. The above described easement shall terminate and revert to James W. Stacey and Thomas E. Norman, or their assigns, at such time as the easement no longer joins with or connects to public use property to the South of said easement.