

BT
DB



W2991643

FORWARD TAX NOTICE TO:

5320 Adams Avenue Parkway
Ogden, Utah 84405

E# 2991643 PG 1 OF 7
Leann H. Kiltz, WEBER COUNTY RECORDER
17-Jul-19 0204 PM FEE \$40.00 DEP TN
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

169801

WARRANTY DEED

This Deed, is made and entered into, by and between, **Degiorgio Family Investments, LLC**, a Utah Limited Liability Company, hereinafter, (Grantor), in favor of:

Weber School District, a Political Subdivision

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, any and all of the Grantors right, title and interest, in and to the fee estate, of real property located in Weber County, State of Utah, more particularly described as follows ("Premises"):

See Legal Description of Subject Property on attached Exhibit "A" MP

Weber County, State of Utah DD 15-057-0059 (15-057-0058)
Part of Tax Parcel Number ~~15-057-0058~~ db 15-057-0060 A RP

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements in, on, or under the Premises. 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 Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, the same is free of all liens and encumbrances, subject only to non-delinquent taxes, assessments, reservations, restrictions, rights-of-way and easements of record, decree or prescription.

This Warranty Deed may be signed in counterparts, which when all counterparts are signed and combined, this Warranty Deed will constitute a legal document, governed by the laws of the State of Utah.

Degiorgio Family Investments, LLC, a
Utah Limited Liability Company

by: Ann Degiorgio
Ann Degiorgio--Member/Manager

7/12/19
Date

SEE ATTACHED
CALIFORNIA
ALL PURPOSE ACKNOWLEDGMENT
Dun

by: _____
Fred Degiorgio--Member/Manager

Date

by: _____
Joan Degiorgio--Member/Manager

Date

FORWARD TAX NOTICE TO:

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Ogden, Utah 84405

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**See Legal Description of Subject Property on attached Exhibit "A"
Weber County, State of Utah
Part of Tax Parcel Number 15-057-0058**

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements in, on, or under the Premises. 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 Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, the same is free of all liens and encumbrances, subject only to non-delinquent taxes, assessments, reservations, restrictions, rights-of-way and easements of record, decree or prescription.

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**Degiorgio Family Investments, LLC, a
Utah Limited Liability Company**

by: _____
Ann Degiorgio--Member/Manager

Date

by: *Fred Degiorgio*
Fred Degiorgio--Member/Manager

7/12/44
Date

by: _____
Joan Degiorgio--Member/Manager

Date

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5320 Adams Avenue Parkway
Ogden, Utah 84405

WARRANTY DEED

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**See Legal Description of Subject Property on attached Exhibit "A"
Weber County, State of Utah
Part of Tax Parcel Number 15-057-0058**

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**Degiorgio Family Investments, LLC, a
Utah Limited Liability Company**

by: _____
Ann Degiorgio--Member/Manager

Date

by: _____
Fred Degiorgio--Member/Manager

Date

by:  _____
Joan Degiorgio--Member/Manager

7.12.19
Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On July 12, 2019 before me, Deborah L. Milne, Notary Public, personally appeared Ann Degiorgio

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/(her)/their authorized capacity(ies), and that by his/(her)/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Signature Deborah Milne

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: Number of Pages:

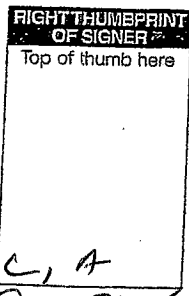
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

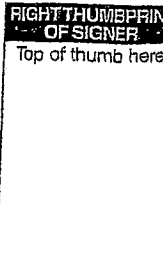
Signer's Name:

Signer's Name:

- Individual
Corporate Officer - Title(s):
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other: Member/Manager



- Individual
Corporate Officer - Title(s):
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer is representing: Degiorgio Family Investments LLC, A Utah Limited Liability Company

Signer is representing:

State of California
County of _____

On this the _____ day of July 2019, Ann Degiorgio as Member/Manager of Degiorgio Family Investments, LLC, a Utah Limited Liability Company, duly acknowledged to me a Notary Public, that this document was signed by the same, in the capacity stated and in accordance with the terms and the conditions of the operating agreement of the limited liability company.

Notary Public

State of Colorado
County of Jefferson

On this the 12th day of July 2019, Fred Degiorgio as Member/Manager of Degiorgio Family Investments, LLC, a Utah Limited Liability Company, duly acknowledged to me a Notary Public, that this document was signed by the same, in the capacity stated and in accordance with the terms and the conditions of the operating agreement of the limited liability company.



Notary Public

AMANDA POMMERENING
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194008117
MY COMMISSION EXPIRES FEB 27, 2023

State of Utah
County of _____

On this the _____ day of July 2019, Joan Degiorgio as Member/Manager of Degiorgio Family Investments, LLC, a Utah Limited Liability Company, duly acknowledged to me a Notary Public, that this document was signed by the same, in the capacity stated and in accordance with the terms and the conditions of the operating agreement of the limited liability company.

Notary Public

State of **California**
County of _____

On this the _____ day of July 2019, Ann Degiorgio as Member/Manager of Degiorgio Family Investments, LLC, a Utah Limited Liability Company, duly acknowledged to me a Notary Public, that this document was signed by the same, in the capacity stated and in accordance with the terms and the conditions of the operating agreement of the limited liability company.

Notary Public

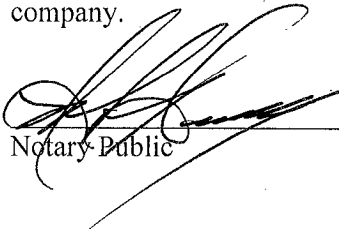
State of **Colorado**
County of _____

On this the _____ day of July 2019, Fred Degiorgio as Member/Manager of Degiorgio Family Investments, LLC, a Utah Limited Liability Company, duly acknowledged to me a Notary Public, that this document was signed by the same, in the capacity stated and in accordance with the terms and the conditions of the operating agreement of the limited liability company.

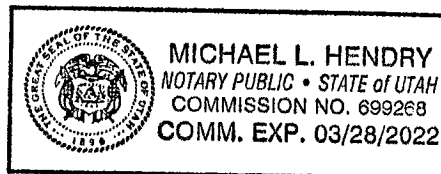
Notary Public

State of **Utah**
County of WEBER

On this the 12 day of July 2019, Joan Degiorgio as Member/Manager of Degiorgio Family Investments, LLC, a Utah Limited Liability Company, duly acknowledged to me a Notary Public, that this document was signed by the same, in the capacity stated and in accordance with the terms and the conditions of the operating agreement of the limited liability company.



Notary Public



**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 169801

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION, ALSO REFERENCED AS THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION (A LOCAL WEBER COUNTY SURVEYORS MONUMENT, DATED 2004), AND RUNNING THENCE SOUTH 89°12'03" EAST (NORTH 89°07'58" EAST) 577.50 FEET, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION, THENCE SOUTH 0°30'47" WEST (SOUTH 0°52'02" WEST 1320.00 FEET) 1317.74 FEET, MORE OR LESS TO THE WESTERN PROJECTION OF THE NORTH LINE OF DEGIORGIO SUBDIVISION PHASE 2, THENCE NORTH 89°02'21" WEST (WEST) 577.51 FEET ALONG SAID LINE, TO WEST LINE OF SAID SOUTHWEST QUARTER, AS MONUMENTED, THENCE NORTH 0°30'47" EAST (NORTH 0°52'02" EAST 1320.00 FEET) 1316.11 FEET ALONG SECTION LINE TO THE POINT OF THE BEGINNING.

SUBJECT TO THE FOLLOWING DESCRIBED 35 FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND THE INSTALLATION OF UTILITES, DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT WHICH BEARS SOUTH 0°30'47" WEST (SOUTH 0°52'02" WEST 1320 FEET) 1316.11 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, AS MONUMENTED, AND RUNNING THENCE NORTH 0°30'47" EAST 35.00 FEET ALONG SAID SECTION LINE, THENCE SOUTH 89°02'21" EAST 577.55 FEET, MORE OR LESS TO THE EAST LINE OF DEGIORGIO FAMILY INVESTMENTS, LLC PROPERTY (15-057-0011), THENCE SOUTH 0°30'47" WEST 35.00 FEET ALONG SAID PROPERTY LINE, THENCE NORTH 89°02'21" WEST (NORTH 89° 07'58" WEST) 577.51 FEET, MORE OR LESS TO THE POINT OF BEGINNING.