



W3111345

Order No: 180942
When Recorded Mail to:
Ethan Hale
1834 North 300 East
Unit #67
North Ogden, UT 84414

E# 3111345 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
18-Dec-20 0228 PM FEE \$40.00 DEP TN
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

CEBFA Visionary, LLC, a Utah Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Utah,
grantor,

hereby CONVEY(S) AND WARRANT(S) against all claiming by, through or under to

Ethan Hale and Cassidy Hale, a married couple
grantee,

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: 11-427-0018

SUBJECT TO: County and/or City taxes not delinquent, Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements and Reservations now of Record.

****See Attached Signature and Notary Acknowledgement****

In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized officer on this the day of 17th day of December, 2020

Signed in the presence of:

CEBFA VISIONARY, LLC, A UTAH LIMITED LIABILITY COMPANY

Leslie Hill

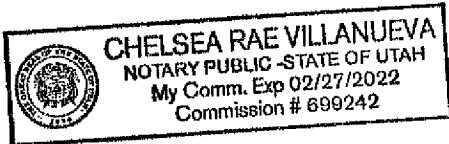
**Leslie Hill
Authorized Agent**

State of Utah
County of Weber

On the 17th day of December, 2020, personally appeared before me Leslie Hill, known to me to be a member(s)/manager(s) or designated agent(s) of the limited liability company that executed the instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath state that he or she (they) is(are) authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company.

Chelsea R. Villanueva

Notary Public Chelsea Villanueva



**EXHIBIT "A"
LEGAL DESCRIPTION**

ALL OF UNIT 67, PROMINENCE POINT SUBDIVISION, PHASE 2, NORTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 1A:

TOGETHER WITH THE RIGHT OF USE AND ENJOYMENT OF "PRIVATE ROADS" AS SET FORTH ON THE DEDICATION PLAT THEREOF.

PARCEL 1B:

A 26 FOOT ACCESS EASEMENT BEING PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND BEING 13 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT, SAID POINT BEING SOUTH 00°20'01" WEST ALONG THE LINE BETWEEN THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 5, 172.78 FEET AND SOUTH 89° 39'59" EAST 3,585.19 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; THENCE EAST 29.03 FEET; THENCE SOUTH 78°51'48" EAST 125.92 FEET; THENCE SOUTH 63°31'54" EAST 49.53 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 847.10 FEET, AN ARC LENGTH OF 66.92 FEET, A DELTA ANGLE OF 04°31'33", A CHORD BEARING OF SOUTH 29°51'59" WEST, AND A CHORD LENGTH OF 66.90 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 847.10 FEET, AN ARC LENGTH OF 56.63 FEET, A DELTA ANGLE OF 03°49'48", A CHORD BEARING OF SOUTH 34°02'40" WEST, AND A CHORD LENGTH OF 56.62 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 744.61 FEET, AN ARC LENGTH OF 217.39 FEET, A DELTA ANGLE OF 16°43'38", A CHORD BEARING OF SOUTH 24°16'16" WEST, AND A CHORD LENGTH OF 216.61 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 1,420.00 FEET, AN ARC LENGTH OF 354.19 FEET, A DELTA ANGLE OF 14°17'29", A CHORD BEARING OF SOUTH 07°02'19" WEST, AND A CHORD LENGTH OF 353.27 FEET; THENCE SOUTH 100.50 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTENDING TO OR TERMINATING AT GRANTOR'S PROPERTY LINE.