



W3123807

Mail Recorded Deed and Tax Notice To:
C & N Harrisville, LLC, a Utah limited liability company
1835 South Hwy 89
Perry, UT 84302

E# 3123807 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
04-Feb-21 0339 PM FEE \$40.00 DEP DAI
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 138066-JCP

SPECIAL WARRANTY DEED

SES 009, LLC

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

C & N Harrisville, LLC, a Utah limited liability company

GRANTEE(S) of Perry, 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

TAX ID NO.: 11-038-0037 and 11-038-0036 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 2nd day of February, 2021.

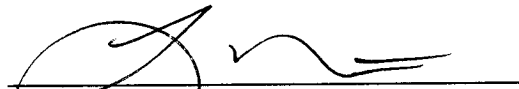
SES 009, LLC

BY: 
Christian W. Forsyth
Managing Member

STATE OF UTAH

COUNTY OF DAVIS

On the 2nd day of February, 2021, personally appeared before me Christian W. Forsyth, who acknowledged himself to be the Managing Member of SES 009, LLC, and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Part of the Southwest quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 1297.72 feet North and 326.7 feet West from the Southeast corner of said quarter section; thence North 263.7 feet; thence East 165.2 feet; thence South 263.7 feet; thence West 165.2 feet to the place of beginning.

LESS AND EXCEPTING THEREFROM that portion of the above described property deeded to the State Road Commission of Utah, by Deed recorded as Entry No. 30944 in Volume 130 of Deeds at Page 24.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to the Utah Department of Transportation in that certain Warranty Deed recorded June 3, 2010 as Entry No. 2475743, being more particularly described as follows:

A parcel of land in fee for the traffic safety improvement of Highway State Route 204 known as Project No. S-0204(8)5, being part of an entire tract of property, situate in the Northeast quarter of the Southwest quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, and filed as Entry No. 1101740 in the Weber County Recorders office, Weber County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the North right of way line of North Street, 33.0 feet wide, and the East line of said tract filed as Entry No. 1101740 being a point 1297.72 feet North and 326.7 feet West and East 165.2 feet, more or less, from the Southeast corner of said Southwest quarter section, and being South 88°50'11" East 227.70 feet along the monument line in North Street and North 01°17'34" East 33.00 feet from the Ogden City Street monument located at the intersection of Wall Avenue and North Street, being also at a point 9.00 feet perpendicularly distant Northerly from the centerline of said North Street, Engineers Station 56+36.42; thence North 88°50'11" West 147.70 feet along said North right of way line to a point in East right of way line of said Wall Avenue 100 feet wide, which point is 9.00 feet perpendicularly distant Northerly from the centerline of said North street, Engineers Station 54+88.72; thence North 01°17'34" East 48.43 feet along said East right of way line of Wall Avenue, to a point 57.42 feet perpendicularly distant Northerly from the centerline of said North Street at Engineers Station 54+88.84; thence South 41°48'49" East 17.62 feet to a point 44.54 feet perpendicularly distant Northerly from the centerline of said North Street at Engineers Station 55+00.84; thence South 01°09'49" West 31.03 feet to a point 13.51 feet perpendicularly distant Northerly from the centerline of said North Street at Engineers Station 55+00.84; thence South 88°44'50" East 100.34 feet to a point 13.36 feet perpendicularly distant Northerly from the centerline of said North Street at Engineers Station 56+01.18; thence South 81°47'21" East 35.51 feet to the East line of said tract filed as Entry No. 1101740 and the point of beginning.

PARCEL 2:

Part of the Southwest quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 1297.72 feet North and 161.7 feet West from the Southeast corner of said quarter section and running thence North 144.5 feet; thence East 76 feet; thence South 144.5 feet; thence West 76 feet to the place of beginning.

LESS AND EXCEPTING from Parcels 1 and 2 the following:

A tract of land in the Southeast quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian: having a Basis of Bearing between the intersection monument at North Street and Wall Avenue and the intersection monument at North Street and Harrisville Road, which is South 89°09'45" East 947.14 feet, more particularly described as follows:

Beginning at a point that is on the North right of way line of North Street, which is South 89°09'45" East 226.80 feet and North 00°50'15" East 33.00 feet from the intersection monument at North Street and Wall Avenue; thence the next two (2) courses following the existing right of way, (1) North 82°07'17" West 35.51 feet, (2) North 89°04'24" West 100.34 feet to the existing Utah Department of Transportation Parcel No. 11-038-0026; thence North 00°50'15" East 14.50 feet; thence South 89°09'45" East 75.00 feet; thence South 84°26'04" East 137.05 feet; thence South 00°50'11" West 7.71 feet to the North right of way line of North Street; thence North 89°09'45" West 76.00 feet to the point of beginning.