



W3146563

E# 3146563 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
21-Apr-21 02:58 PM FEE \$40.00 DEP PCI
REC FOR: HIGHLAND TITLE
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

Mail Tax Statement to:
SPB Ventures I, LLC, a Utah Limited Liability Company
3237 Twin Peaks Drive
Layton, UT 84040
File No.: 51325

Parcel No.: 15-041-0026, 15-061-0085, 15-060-0124, 15-061-0046, 15-060-0125, 15-061-0084,
and 15-061-0049

WARRANTY DEED
(Individual Form)

Wayne S. Smart Family Limited Partnership

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

SPB Ventures I, LLC, a Utah Limited Liability Company,

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Weber County, State of Utah described as follows:

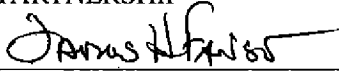
See "Exhibit A" attached hereto

also known by street and number as 1200 South 2700 West, Marriott Slaterville, UT 84404

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2021 and thereafter.

WITNESS, the hand of said grantor this 20th day of April, 2021.

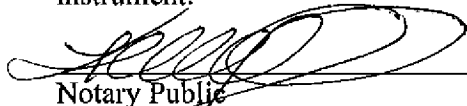
WAYNE S. SMART FAMILY LIMITED
PARTNERSHIP



James H. Faust
General Partner

State of Utah
County of Salt Lake

On this 20th day of April, 2021, before me, the undersigned Notary Public, personally appeared James H. Faust the General Partner of Wayne S. Smart Family Limited Partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before 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.



Notary Public
My commission expires: June 09, 2022

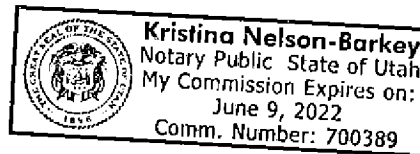


EXHIBIT "A"
LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE NORTH LINE OF THE HAMMER PROPERTY AS IT IS STAKED ON THE GROUND, BEING 723.71 FEET SOUTH ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 22; AND RUNNING THENCE SOUTH 85°07'44" WEST 435.34 FEET ALONG SAID NORTH LINE TO THE EAST FENCE LINE OF 2700 WEST STREET; THENCE NORTH 4° 21'12" EAST 741.69 FEET AND NORTH 7°52'28" EAST 148.83 FEET ALONG SAID FENCE LINE OF 2700 WEST STREET; THENCE NORTH 10°11'30" EAST 113.49 FEET TO A POINT ON THE EAST LINE OF 2700 WEST STREET; THENCE ALONG SAID EAST LINE OF 2700 WEST STREET THE FOLLOWING THREE (3) COURSES: NORTHEASTERLY ALONG THE ARC OF A 2831.90 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 197.70 FEET (CENTRAL ANGLE EQUALS 4°00' AND LONG CHORD BEARS NORTH 12°11'30" EAST 197.66 FEET); NORTH 20°12' EAST 199.90 FEET; AND NORTH 15°33'30" EAST 164.09 FEET TO THE SOUTH BANK OF THE WEBER RIVER; THENCE SOUTH 64°05'50" EAST 52.94 FEET AND SOUTH 51°55'06" EAST 170.40 FEET ALONG SAID SOUTH BANK OF RIVER TO THE SECTION LINE; THENCE NORTH (NORTH 0°02'30" WEST) 283.93 FEET ALONG SAID SECTION LINE TO A POINT 932.58 FEET NORTH (NORTH 0°02'30" WEST) FROM THE SOUTHWEST CORNER OF SAID SECTION 14; AND RUNNING THENCE EAST (SOUTH 88°24'49" EAST) 283.14 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 14 TO THE NORTHWESTERLY CORNER OF THE WEBER COUNTY PROPERTY; THENCE ALONG SAID WEBER COUNTY PROPERTY, THE FOLLOWING SIX (6) COURSES: SOUTH (SOUTH 0°02'30" EAST) 932.58 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 14 TO A POINT ON THE SECTION LINE BEING 283.14 FEET EAST (SOUTH 88°24'49" EAST) ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 14; SOUTH 200.00 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SECTION 23; EAST (SOUTH 88°24'49" EAST) 450.12 FEET ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 23; NORTH 115.58 FEET; EAST APPROXIMATELY 825 FEET (SOUTH 88°24'49" EAST 820.75 FEET) ALONG A LINE PARALLEL TO SAID NORTH LINE OF SECTION 23; AND NORTH 57°47'30" WEST 165.66 FEET TO THE SECTION LINE; THENCE EAST (SOUTH 88°24'49" EAST) 495.29 FEET ALONG THE SECTION LINE TO THE PROJECTION OF AN EXISTING BOUNDARY LINE FENCE; THENCE SOUTH 1320 FEET (SOUTH 0° 09'17" EAST 1297.64 FEET) ALONG SAID FENCE LINE TO A POINT ON THE NORTH LINE OF 1200 SOUTH STREET; THENCE ALONG SAID NORTH LINE OF STREET THE FOLLOWING FOUR (4) COURSES: SOUTH 84°22' WEST (SOUTH 84°09' WEST) 1596.43 FEET; SOUTH 85°18'20" WEST 325 FEET (SOUTH 89°40'21" WEST 323.74 FEET) TO THE SECTION LINE; NORTH 5.05 FEET ALONG THE SECTION LINE TO A POINT 1510.00 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 22; AND NORTH 89°38' WEST 574.19 FEET TO THE EAST LINE OF 2700 WEST STREET; THENCE NORTH 35°57'37" EAST 167.02 FEET ALONG SAID EAST LINE OF STREET TO THE SOUTHWEST CORNER OF THE LARSEN PROPERTY; THENCE ALONG SAID LARSEN PROPERTY THE FOLLOWING THREE (3) COURSES: NORTH 89°09'43" EAST 143.00 FEET; NORTH 0°15'17" WEST 257.30 FEET; AND SOUTH 80°48'09" WEST 134.13 FEET TO THE EAST FENCE LINE OF 2700 WEST STREET; THENCE NORTH 7°17'06" EAST 68.66 FEET ALONG SAID EAST FENCE LINE OF STREET TO THE PROJECTION OF THE SOUTH LINE OF PEHRSON PROPERTY; THENCE NORTH 84°47'45" EAST 588.29 FEET (NORTH 85°02'30" EAST 589.66 FEET) ALONG SAID SOUTH PROPERTY LINE TO A POINT BEING 1025.35 FEET SOUTH 0°14'45" EAST (SOUTH) ALONG THE SECTION LINE AND 129.98 FEET NORTH 84°47'45" EAST (NORTH 85°02'30" EAST) FROM THE NORTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 3°56'45" EAST 300.00 FEET (NORTH 4°11'30" EAST 304.15 FEET) ALONG THE EAST PROPERTY LINE OF THE PEHRSON PROPERTY

AND THE HAMMER PROPERTY TO A POINT ON THE NORTH LINE OF THE HAMMER PROPERTY AS IT IS STAKED ON THE GROUND; THENCE SOUTH 85°07'44" WEST 152.28 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

ALSO: A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 733.26 FEET FROM SOUTH 88°24'49" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 23; AND RUNNING THENCE SOUTH 88° 24'49" EAST 680.53 FEET ALONG SAID SECTION LINE; THENCE SOUTH 57°47'30" EAST 165.66 FEET; THENCE WEST APPROXIMATELY 825 FEET (NORTH 88°24'49" WEST 820.75 FEET) ALONG A PARALLEL TO THE SECTION LINE; THENCE NORTH 84.42 FEET TO THE POINT OF BEGINNING.

PARCEL NO.'S: 15-041-0026, 15-061-0085, 15-060-0124, 15-061-0046, 15-060-0125, 15-061-0084, and 15-061-0049