



W3154902

Mail Recorded Deed and Tax Notice To:
CW The Sage, LLC, a Utah limited liability company
1222 W Legacy Crossing Blvd, Ste 6
Centerville, UT 84014

E# 3154902 PG 1 OF 8
Leann H. Kiltz, WEBER COUNTY RECORDER
21-May-21 0206 PM FEE \$40.00 DEP TH
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 134827A-CAF

WARRANTY DEED

The Middle Field LC, a Utah limited liability company, as to an undivided 80.7% interest and Richard L. Wangsgard, as to an undivided 19.3% interest

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

CW The Sage, LLC, a Utah limited liability company

GRANTEE(S) of Centerville, 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:

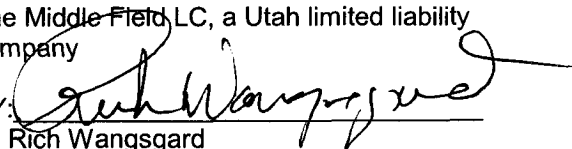
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 24-019-0011, 24-019-0001, 24-019-0023, 21-026-0040, 24-019-0012, 24-019-0013 and 21-026-0041 (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.

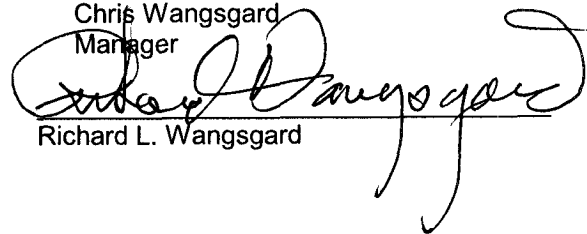
Dated this 20 day of May, 2021.

The Middle Field LC, a Utah limited liability company

BY: 
Rich Wangsgard
Manager

BY: 
Joyce Brown
Manager

BY: _____
Chris Wangsgard
Manager


Richard L. Wangsgard

Dated this 20th day of May, 2021.

The Middle Field LC, a Utah limited liability company

BY: _____
Rich Wangsgard
Manager

BY: _____
Joyce Brown
Manager

BY:  _____
Chris Wangsgard
Manager

Richard L. Wangsgard

STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of May, 2021, before me, personally appeared Rich Wangsgard, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Middle Field LC, a Utah limited liability company.

Cortlund G. Ashton
Notary Public

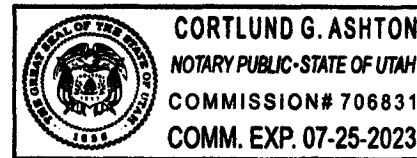


STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of May, 2021, before me, personally appeared Richard L. Wangsgard, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Cortlund G. Ashton
Notary Public



STATE OF UTAH

COUNTY OF Washington

On this 20th day of May, 2021, before me, personally appeared Chris Wangsgard, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Middle Field LC, a Utah limited liability company.

Lori A. Piper
Notary Public

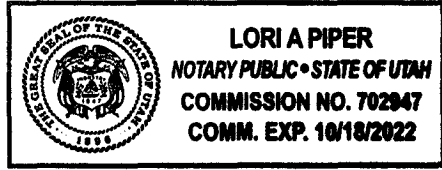


EXHIBIT A PROPERTY DESCRIPTION

PARCEL 1:

Part of the Northeast quarter of Section 18, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: Beginning at the Southeast corner of said quarter section and running thence North 44 rods; thence West 6 rods 6 feet; thence in a Southwesterly direction to a point 7 rods 3 feet West of the place of beginning; thence East 7 rods 3 feet to the place of beginning, being part of Lot 6, Block 2, Plat B, Huntsville Survey, Weber County, Utah.

ALSO:

Part of the Southeast quarter of Section 18, Township 6 North, Range 2 East Salt Lake Meridian, U.S. Survey: Beginning at the Northeast corner of said quarter section and running thence West 7 rods 3 feet; thence South 3 rods 15.5 feet; thence East 7 rods 3 feet; thence North 3 rods 15.5 feet to the place of beginning; being part of Lot 6, Block 2, Huntsville Survey, Weber County, Utah.

PARCEL 2:

All of Lot 1, Block 2, Plat B, Huntsville Survey, Weber County, Utah.

LESS AND EXCEPTING that portion to State of Utah for highway known as Project No. 0568 in Final Order of Condemnation recorded January 23, 1959 as Entry No. 307834 in Book 603 at Page 128 and described as follows:

Beginning at the Southwest corner of said Lot 1; thence Easterly 70 feet, more or less, along the South boundary line of said Lot 1 to a point 60.0 feet perpendicularly distant Easterly from the center line of survey of said project; thence North $01^{\circ}18'28''$ West, 146 feet, more or less, to a point 60.0 feet North $87^{\circ}53'32''$ East, from Engineer's Station 118+00; thence North $02^{\circ}54'28''$ West, 1042 feet, more or less, to the North boundary line of said Lot 1; thence Westerly 6 feet, more or less, along said North boundary line to the Northwest corner of said Lot 1; thence Southerly 18.06 chains along the West boundary line of said Lot 1 to the point of beginning.

ALSO LESS AND EXCEPTING that portion deeded to the Utah Department of Transportation by Warranty Deed recorded February 12, 2003 as Entry No. 1912788 in Book 2317 at Page 2683 and described as follows:

A parcel of land in fee for the spot improvements of an existing highway, State Route 39, known as Project No. 0039, being part of an entire tract of property, situate in Lot 1, Block 2, Plat B, Huntsville Survey, a subdivision in the East half of Section 18, Township 6 North, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing Easterly right-of-way line of said SR-39 (7800 East Street) and the North line of said Lot 1, which line is also the existing Southerly right-of-way line of SR-39 (100 South Street), said point of intersection being 56.77 feet radially distant Easterly from the center line of said project at Engineer Station 14+85.94, said point also being approximately 6 feet South $88^{\circ}59'29''$ East along said North line of Lot 1 from the Northwest corner of said Lot 1 and running thence South $88^{\circ}59'29''$ East 31.04 feet along said North line to a point 87.75 feet radially distant Easterly from said center line at Engineer Station 14+84.10; thence South $39^{\circ}48'05''$ West 45.70 feet to said existing Easterly right-of-way line of SR-39 at a point 57.04 feet radially distant Easterly from said center line at Engineer Station 14+50.14; thence North $02^{\circ}51'21''$ West 35.70 feet, more or less, along said existing Easterly right-of-way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

PARCEL 3:

Part of Lot 6, Block 2, Plat B, Huntsville Survey, Weber County, Utah: Beginning 105 feet West of the Northeast

corner of Lot 6; thence South 791 feet; thence West to East line of perpetual State Road right of way; thence Northerly along East boundary of perpetual State Road right of way to intersection of North line of Lot 6; thence East to point of beginning.

PARCEL 4:

Part of the West half of the Northwest quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: Beginning 10.7 chains South from the Northwest corner of said Section 17 and running thence South 88°45' East 8.69 chains; thence South 01°54' East 10.31 chains; thence South 00°16' West 8.01 chains; thence North 89°55' West 8.54 chains; thence North 18.42 chains to the beginning.

PARCEL 5:

Part of Lot 7, Block 2, Plat B, Huntsville Survey, Weber County, Utah: Beginning at a point 162 feet North of the Southeast corner of said Lot 7; thence North to the Northeast corner of said lot; thence West to the Northwest corner of said lot; thence South to the Southwest corner of said lot; thence East along the South line of said Lot 7 to a point 222 feet West and 162 feet South of the place of beginning; thence North 162 feet; thence East 222 feet to the place of beginning.

LESS AND EXCEPTING that portion to State of Utah for highway known as Project No. 0568 in Final Order of Condemnation recorded January 23, 1959 as Entry No. 307834 in Book 603 at Page 128 and described as follows:

Being part of an entire tract of property in Lot 7, Block 2, Plat B, Huntsville Survey, in Section 18, Township 6 North, Range 2 East, Salt Lake Meridian. Said part of an entire tract of property is a parcel of land bounded on the Westerly side by the West boundary line of said Lot 7 from the Southwest corner of said Lot 7 to a point 60.0 feet perpendicularly distant Westerly from the center line of survey of said project; thence by a line parallel to said center line, to the North boundary line of said Lot 7. Said parcel of land is bounded on the Easterly side by a line parallel to and 60.0 feet perpendicularly distant Easterly from said center line of survey. Said center line is described as follows:

Beginning at the intersection of the South boundary line of said Lot 7 and said center line of survey at Engineer's Station 103+24, which point is approximately 38 feet East along said South boundary line from the Southwest corner of said Lot 7; thence North 01°18'28" West, 533 feet, more or less, to the intersection of said center line of survey at Engineer's Station 108+57 and the North boundary line of said Lot 7, which point is approximately 70 feet Easterly along said North boundary line from the Northwest corner of said Lot 7.

ALSO LESS AND EXCEPTING that part of Lot 7, Block 2, Plat B, Huntsville Survey, Weber County, Utah, lying West of the existing Utah State Highway right of way.

PARCEL 6:

Part of Lot 7, Block 2, Plat B, Huntsville Survey, Weber County, Utah; Beginning at the Southeast corner of said Lot 7 and running thence North 162 feet; thence North 88°15' West 222 feet; thence South 162 feet; thence South 88°15' East 222 feet to the place of beginning.

PARCEL 7:

Part of the Northwest quarter and part of the Southwest quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: Beginning at the Southwest corner of said Northwest quarter of Section 17 and running thence North 00°05' East 11 chains on the West line of said Section 17; thence North 89°55' East 8.54 chains; thence South 01°15' East 20.54 chains to the center of the street; thence North 88°54' West 8.90 chains in the center of the street; thence North 9.41 chains to the place of beginning.

Parcels 1 through 7 being described by survey as:

Part of the East half of Section 18 and the West half of Section 17, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Northerly right of way line of 500 South Street, said point being South 00°08'11" East along the section line, 587.24 feet from the Southeast corner of said Section 18; thence North 88°28'15" West along the Northerly right of way line of 500 South Street, 652.78 feet to the Easterly right of way line of Highway 39; thence along said Easterly right of way line the following two (2) courses: (1) North 01°06'54" West 1453.03 feet; and (2) North 02°42'54" West 1009.43 feet; thence North 39°56'32" East 45.65 feet to the Southerly right of way line of 100 South Street; thence South 88°46'33" East along said Southerly right of way line, 1279.69 feet to an existing fence; thence along said existing fence the following five (5) courses: (1) South 01°12'05" West 120.70 feet; (2) South 02°49'41" West 203.53 feet; (3) South 01°36'49" West 319.23 feet; (4) South 01°00'32" East 985.88 feet; and (5) South 00°53'49" East 873.20 feet to the Northerly right of way line of 500 South Street; thence North 88°28'15" West along said Northerly right of way line, 589.74 feet to the point of beginning.

Tax Id No.: 24-019-0011, 24-019-0001, 24-019-0023, 21-026-0040, 24-019-0012, 24-019-0013 and 21-026-0041