



W3187568

Tax Notice to Grantee

3237 TWIN PEAKS DRIVE

LAPTON, UTAH 84040

189484

E# 3187568 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
30-Sep-21 0221 PM FEE \$40.00 DEP PC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

THIS DEED, is made and entered into, by and between, M.R. Wilde & Sons, L.L.C., a Utah Limited Liability Company, ("Grantor"), in favor of:

SPB Ventures II, LLC, a Utah Limited Liability Company,
("Grantee").

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, and warrants unto Grantee against all claiming by through or under, that certain real estate lying and being situated in Weber County, State of Utah, more particularly described as follows ("Premises"):

See Legal Description of Subject Property on Exhibit "A"
Weber County, State of Utah, Tax Parcel Numbers 19-008-0015

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

M.R. Wilde & Sons, L.L.C., a Utah Limited Liability Company

By: Eric Richard Wilde 9-29-21
Eric Richard Wilde-Manager Date

State of Utah
County of Weber

On this the 29 day of September 2021, Eric Richard Wilde as Manager of M.R. Wilde & Sons, L.L.C., a Utah Limited Liability Company, appeared and acknowledged to me, a Notary Public, in the State of Utah, that this deed was executed by the same, on the date stated, and was executed under powers and authorities granted to the same under the operating agreement of said limited liability company.

[Signature]
Notary Public

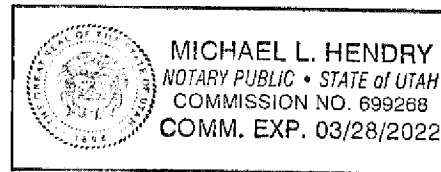


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 189484

PARCEL 1:

DESCRIBED AS FOLLOWS: PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT SOUTHEAST CORNER OF SAID SECTION 20, AND RUNNING THENCE SOUTH 90 DEGREES WEST 2640 FEET; THENCE NORTH 0 DEGREES EAST 4785; THENCE NORTH 90 DEGREES EAST 908 FEET THENCE SOUTH 12 DEG 40 MIN EAST 822.24 THENCE SOUTH 87 DEG 55 MIN EAST 562 FEET; THENCE SOUTH 0 DEG 53 MIN EAST 1322.42 FEET; THENCE NORTH 90 DEG EAST 969.68 FEET THENCE SOUTH 0 DEGREES EAST 2640.08 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

TOGETHER WITH AND SUBJECT TO 30 FOOT RIGHT OF WAY EASEMENT MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT BEING A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:

THENCE SOUTH 0°53'44" WEST 30.00 FEET ALONG THE QUARTER SECTION LINE;

THENCE NORTH 89°17'08" WEST 1057.14 FEET;

THENCE NORTH 0°42'52" EAST 30.00 FEET TO THE QUARTER SECTION LINE;

THENCE SOUTH 89°17'08" EAST 1057.23 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 89°17'08" WEST 987.23 FEET ALONG THE QUARTER SECTION LINE FROM A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING.

THENCE NORTH 89°17'08" WEST 1666.29 FEET ALONG THE QUARTER SECTION LINE TO A 2" STEEL POST REPRESENTING THE CENTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 0°56'47" EAST 2123.22 FEET ALONG A FENCE LINE REPRESENTING THE QUARTER SECTION LINE TO A FENCE "T", SAID POINT BEING SOUTH 0°56'47" WEST 509.77 FEET ALONG THE QUARTER SECTION LINE FROM A WEBER COUNTY BRASS CAP REPRESENTING THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°19'18" EAST 921.21 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 13°09'26" EAST 819.48 FEET ALONG A FENCE LINE TO A FENCE LINE; THENCE SOUTH 86°49'48" EAST 562.23 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 1°40'04" WEST 1304.30 FEET ALONG A FENCE LINE TO THE QUARTER SECTION LINE, BEING POINT OF BEGINNING.