



W3206876

~~Which records~~ mail tax notice to:
50 West 400 North
Wellsville, Utah 84339

File Number: 192709

E# 3206876 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
27-Dec-21 0439 PM FEE \$40.00 DEP BR
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

Karla A. Eames, LLC, a Utah Limited Liability Company, hereinafter referred to as Grantor does hereby convey and warrant as to:

Garth Archibald Properties, L.C., a Utah Limited Liability Company,

as Grantee of **Weber County, Utah**, for the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the Grantors right, title and interest in and to the following described real property, located in the County of **Weber County, State of Utah**, more particularly described as follows:

**See Legal Description of Subject Property on attached Exhibit "A"
Weber County, State of Utah, Tax Parcel Numbers 19-009-0001 and 19-009-0003**

Together with all water rights appurtenant to the subject property including but not limited to sub-surface water, surface water, wells, springs, which rights may be filed or decreed, if any. If the Grantor discovers or is advised, in the future, of a water right, which benefits the Subject Property, the Grantor conveys, assigns, transfers and deeds all right, title, and interest in any such water right to the Grantee without warrant or guaranty. The Grantor also grants, conveys, and assigns to the Grantee all Weber Basin Water Conservancy water rights associated with the Subject Property which are at present 30 acre-feet for parcel number 19-009-0001 and 210 acre-feet for parcel number 19-009-0003.

Subject to Easements, Restrictions, Rights-of-Way of Record, ongoing general property taxes and assessments.

This deed being executed to wind down the affairs of the limited liability company, which according to the Utah State Department of Commerce has expired.

Karla A. Eames, LLC, a Utah Limited Liability Company

By: Karla A. Eames 12/23/2021
Karla A. Eames-Manager Date

State of Utah
County of Weber

On this the **23** day of December 2021, Karla A. Eames-Manager of Karla A. Eames, LLC, a Utah Limited Liability Company, the signer of this document, acknowledged to me, a Notary Public in the State of Utah, that she executed this deed in the capacity stated and in accordance with the operating agreement of said limited liability company.

[Signature]
Notary Public

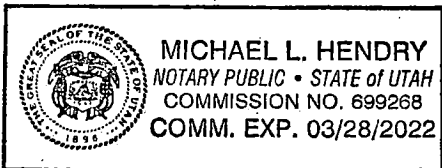


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 192709

PARCEL 1:
PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE
EAST 990 FEET ALONG THE NORTH LINE OF THE SAID QUARTER SECTION, THENCE SOUTH
676.10 FEET TO A FENCE, THENCE ALONG FENCE NORTH 89D49'27" WEST 187.34 FEET AND
NORTH 89D42'14" WEST 802.17 FEET TO THE WEST LINE OF SAID QUARTER SECTION, THENCE
NORTH 671.38 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:
PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT THAT IS 990 FEET EAST OF THE NORTHWEST CORNER OF SAID
NORTHEAST 1/4 OF SAID SECTION 21, THENCE SOUTH 676.10 FEET, THENCE SOUTH 0D50'27"
WEST 279.10 FEET, AND SOUTH 01D08'41" WEST 199.36 FEET, AND SOUTH 0D52'02" WEST 406.39
FEET, AND SOUTH 01D04'05" WEST 214.90 FEET TO A FENCE CORNER, THENCE ALONG SAID
FENCE NORTH 89D35'53" WEST 381.21 FEET, AND NORTH 89D36'52" WEST 590.08 FEET, AND
NORTH 0D50'50" EAST 0.64 FEET, AND NORTH 89D09'32" WEST 81.00 FEET, MORE OR LESS, TO
THE WEST LINE OF SAID 1/4 SECTION LINE (AS PER BOUNDARY LINE AGREEMENT E# 2179274)
THENCE SOUTH ALONG SAID 1/4 SECTION LINE 880 FEET, MORE OR LESS, TO THE CENTER OF
SAID SECTION 21, THENCE EAST ALONG 1/4 SECTION LINE 2640 FEET, MORE OR LESS, TO THE
EAST LINE OF SAID SECTION 21, THENCE NORTH ALONG SAID EAST LINE OF SECTION 21 2640
FEET (40 CHAINS), MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 21, THENCE WEST
ALONG SAID NORTH LINE 1650 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.