



W3211453

Mail Tax Notice to Grantee:
139 West Oak Lane
Salem Utah 84653

E# 3211453 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
18-Jan-22 0147 PM FEE \$40.00 DEP SLV
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

THIS DEED, is made and entered into, by and between, **Exchange Accommodation, LLC, a Utah Limited Liability Company**, ("Grantor"), in the capacity as an Exchange Accommodation Titleholder, does hereby grant, convey, transfer, assign, deed and warrant as to the acts of the Grantor only, to:

Mantas Investments, LLC, a Utah Limited Liability Company
("Grantee"),

for and in consideration of Ten Dollars and other valuable consideration, including but not limited to those expressed in the 1031 exchange documents, the receipt of which is acknowledged, all of the Grantors right, title and interest in and to certain real property situated in **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 Parcels
15-065-0012; 15-065-0046; 15-065-0065; 15-065-0070

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, water rights decreed, contracted for or appurtenant thereto, 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 easements of record or by prescription.

Exchange Accommodation, LLC, a Utah Limited Liability Company

By: 
Michael L. Hendry - Manager

1-14-22
Date

State of Utah
County of Weber

On this the 14th day of January 2022, personally appeared before me, **Michael L. Hendry as Manager of Exchange Accommodation, LLC, a Utah Limited Liability Company**, the signer of this deed who duly acknowledged to me that he executed the same in the capacity stated and in accordance with the operating agreement of said limited liability company.

Notary Public

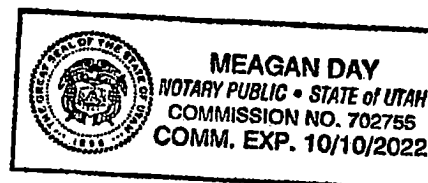


EXHIBIT "A" LEGAL DESCRIPTION

15-065-0012 ✓ *BR*

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE CENTERLINE OF 12TH STREET BEING THE BASIS OF BEARINGS TO-WIT: SOUTH 89°30' EAST. BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24 AND RUNNING THENCE SOUTH 0°44' WEST 1264.8 FEET ALONG THE WEST LINE OF SAID SECTION 24 TO THE CENTERLINE INTERSECTION WITH 12TH STREET, THENCE SOUTH 89°30' EAST 335.28 FEET, THENCE SOUTH 0°15' WEST 80.39 FEET TO THE SOUTH RIGHT OF WAY LINE OF 12TH STREET, THENCE NORTH 88°09'52" EAST 661.19 FEET ALONG SAID RIGHT OF WAY AND TO THE TRUE POINT OF BEGINNING, THE PROPERTY BOUNDARY RUNNING THENCE ALONG THE SAID SOUTH RIGHT OF WAY LINE ON THE FOLLOWING TWO COURSES AND DISTANCES, NORTH 88°09'52" EAST 329.83 FEET, SOUTH 89°30' EAST 77.72 FEET TO THE EAST BOUNDARY LINE AS ESTABLISHED BY THE REMNANTS OF AN ANCIENT FENCE LINE, THENCE SOUTH 0°15' WEST (SOUTH 0°15' EAST BY RECORD), 420.08 FEET ALONG SAID ANCIENT FENCE LINE TO THE NORTH RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILROAD COMPANY, THENCE NORTH 79°04'06" WEST ALONG SAID CPRR RIGHT OF WAY LINE TO A POINT SOUTH 1°50'08" EAST 317 FEET, MORE OR LESS, FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 1°50'08" WEST, 317 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING: PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE CENTERLINE OF 12TH STREET BEING THE BASIS OF BEARINGS TO WIT: SOUTH 89°30' EAST (ACTUAL SOUTH 89°00'30" EAST) BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE SOUTH 0°44' WEST 1264.8 FEET ALONG THE WEST LINE OF SAID SECTION 24 TO THE CENTERLINE OF INTERSECTION WITH 12TH STREET; THENCE SOUTH 89°30' EAST 335.28 FEET, THENCE SOUTH 0°15' WEST 80.39 FEET TO THE SOUTH RIGHT OF WAY LINE OF 12TH STREET, THENCE NORTH 88°09'52" EAST 661.19 FEET ALONG SAID RIGHT OF WAY AND TO THE TRUE POINT OF BEGINNING, THE PROPERTY BOUNDARY RUNNING THENCE ALONG THE SAID SOUTH RIGHT OF WAY NORTH 88°09'52" EAST (ACTUAL NORTH 88°39'09" EAST 27.74 FEET); THENCE SOUTH 1°50'08" EAST 334.38 FEET, THENCE NORTH 79°04'06" WEST ALONG CPRR RAILROAD RIGHT OF WAY (ACTUAL NORTH 78°23'31" WEST 28.53 FEET); THENCE NORTH 1°50'08" WEST 317 FEET, MORE OR LESS, (ACTUAL 327.98 FEET) TO THE TRUE POINT OF BEGINNING. (E# 2163875)

15-065-0046 ✓ *BR*

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE C.P.R.R. SAID POINT BEING 1465.29 FEET SOUTH 1°10'21" WEST (STATE PLANE GRID BEARING) AND 1430.02 FEET SOUTH 78°16' EAST ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 1°10'21" EAST 417.79 FEET, MORE OR LESS TO THE SOUTH LINE OF 12TH STREET; THENCE SOUTH 88°36'39" EAST 264.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 1°10'21" WEST 466.01 FEET, MORE OR LESS TO THE NORTHERLY LINE OF SAID RIGHT

OF WAY; THENCE NORTH 78°16' WEST 268.55 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL 3:

15-065-0065 BR
 PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 15, SAID POINT BEING BY MEASUREMENT SOUTH 1343.46 FEET EAST 2168.27 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24, RUNNING THENCE SOUTH 48 FEET, THENCE SOUTH 79°30' EAST 145.20 FEET, THENCE SOUTH 493.74 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE C.P.R.R. CO.; THENCE NORTH 79°04'06" WEST 674.92 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF THE C.P.R.R. CO; THENCE NORTH 00°15' WEST 469.78 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET ON THE FOLLOWING FOUR COURSES, SOUTH 89°30' EAST 159.78 FEET, SOUTH 0°30' WEST 12.00 FEET, SOUTH 80°45'05" EAST 50.59 FEET, SOUTH 88°30' EAST 307 FEET TO THE POINT OF BEGINNING.

EXCEPT: PARCEL OF LAND IN FEE FOR THE REALIGNING OF THE EXISTING INTERSTATE 15 KNOWN AS PROJECT NO. SP-15-8(34)342, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 12TH STREET, KNOWN AS SR-39 AT A POINT LOCATED 60.03 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE EXISTING CONTROL LINE OF SAID 12TH STREET OF SAID PROJECT AT ENGINEERS STATION 16+08.48, WHICH POINT IS LOCATED SOUTH 01°07'21" WEST A DISTANCE OF 1328.60 FEET SOUTH 88°52'39" EAST A DISTANCE OF 2183.32 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE SOUTH 88°34'39" EAST A DISTANCE OF 240.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY AND NO ACCESS LINE OF SAID I-15, AT A POINT 163.11 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER'S STATION 1159+92.79, THENCE SOUTH 09°13'39" EAST A DISTANCE OF 583.98 FEET ALONG SAID WESTERLY RIGHT OF WAY AND NO ACCESS LINE TO A POINT 163.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEERS STATION 1154+08.82, THENCE LEAVING SAID WESTERLY RIGHT OF WAY AND NO ACCESS LINE, NORTH 77°19'50" WEST A DISTANCE OF 195.56 FEET ALONG THE NORTH RIGHT OF WAY LINE OF CPRR CO THENCE NORTH A DISTANCE OF 247.86 FEET ALONG THE WESTERLY RIGHT OF WAY AND NO ACCESS LINE OF SAID PROJECT, THENCE NORTH 04°29'40" WEST A DISTANCE OF 221.03 FEET, THENCE NORTH 79°30'00" WEST A DISTANCE OF 127.58 FEET, THENCE NORTH A DISTANCE OF 48.02 FEET TO THE POINT OF BEGINNING.(E# 2429640)

ALSO EXCEPT: PARCEL OF LAND IN FEE FOR THE REALIGNING OF THE EXISTING INTERSTATE 15 KNOWN AS PROJECT NO. SP-15-8(34)342, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 12TH STREET KNOWN AS SR-39 AT A POINT LOCATED 60.03 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE EXISTING CONTROL LINE OF SAID 12TH STREET OF SAID PROJECT AT ENGINEERS STATION 16+08.48, WHICH POINT IS LOCATED SOUTH 01°07'21" WEST A DISTANCE OF 1328.60 FEET SOUTH 88°52'39" EAST A DISTANCE OF 2183.32 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE



SOUTH A DISTANCE OF 24.99 FEET LEAVING SAID SOUTH RIGHT OF WAY LINE, THENCE NORTH 85°36'56" WEST A DISTANCE OF 313.49 FEET TO A POINT 68.78 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID EXISTING CONTROL LINE OF SAID 12TH STREET OF SAID PROJECT AT ENGINEER STATION 12+96.02; THENCE NORTH 1°25'21" EAST A DISTANCE OF 9.04 FEET TO SAID SOUTH RIGHT OF WAY LINE, THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING (2) COURSES: SOUTH 88°25'52" EAST, A DISTANCE OF 100.76 FEET, THENCE SOUTH 88°34'39" EAST A DISTANCE OF 211.70 FEET TO THE POINT OF BEGINNING.

PARCEL 4: 15-065-0070 ✓*BR*
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN: BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF 1200 SOUTH STREET SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL NUMBER 15-065-0046 SAID POINT ALSO BEING SOUTH 1°10'21" WEST 1310.59 FEET AND SOUTH 88°49'39" EAST 1669.80 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE SOUTH 88°36'39" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 5.83 FEET TO THE NORTHWEST CORNER OF PARCEL NUMBER 15-065-0008, THENCE SOUTH 00°00'00" WEST (SOUTH 0°15'00" EAST) ALONG THE WEST LINE OF SAID PARCEL NUMBER 15-065-0008 468.96 FEET TO THE NORTH RIGHT OF WAY OF THE C P R R COMPANY, THENCE NORTH 78°16'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 15.70 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NUMBER 15-065-0046 THENCE NORTH 1°10'21" EAST ALONG THE EAST LINE OF SAID PARCEL, 466.01 FEET TO THE POINT OF BEGINNING.