

12

Mail Tax Notices to:  
Heritage Land Holdings, LLC  
2650 Washington Blvd  
Suite 203  
Ogden, UT 84401



\*W3212064\*

**QUIT CLAIM DEED AND  
AGREEMENT FOR DEVELOPMENT OF LAND**

Heritage Land Holdings, LLC, Grantor(s) of Ogden City,  
County of Weber, State of Utah, hereby quitclaim(s) all of its right, title and interest to  
Heritage Land Holdings, LLC, Grantee(s) of  
2650 Washington Blvd Suite 203 Ogden, County of Weber, State of  
(Street address)

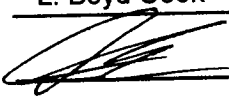
Utah, for the sum of one dollar (\$1.00) and other goods and valuable consideration of the following described tracts of land in WEBER County, State of Utah:

All of Parcel ID number(s) 020510024, 020510025, 020510026, 020510029, 020510032

In Ogden City, Weber County, Utah; to wit:

See Exhibit "A" attached hereto and incorporated herein by reference  
The new boundaries for the combined parcel is described as follows:  
See Exhibit "B" attached hereto and incorporated herein by reference  
To be held hereafter in common ownership, unless subsequently subdivided in accordance with the requirements of law.

WITNESS the hand of said GRANTOR, this 1st day of December, 2021.

GRANTOR(S): L. Boyd Cook - Heritage Land Holdings, LLC  
By:   
Name/Title: L. Boyd Cook / CFO

ACKNOWLEDGMENT

(Owner/Developer)

(Complete only if Individual)

State of Utah )  
 : §  
County of Weber )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, the signer(s) of the foregoing instrument, who  
duly acknowledged to me that he/she/they executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

\_\_\_\_\_ Residing in \_\_\_\_\_ County

(Complete only if OWNER is another type of entity, such as an LLC or Trust)

STATE OF )  
 : §  
COUNTY OF )

On this 1st day of October, 2021, personally appeared before me, the undersigned notary,  
Boyd Cook, who being by me duly sworn did say that he/she is the  
CFO of Heritage Land Holdings, a  
LLC, and that the foregoing instrument was signed in behalf of said  
entity, and he/she acknowledged to me that said entity executed the same.



Joan Chadwick  
Notary Public, State of Utah  
Commission # 715084  
My Commission Expires  
November 06, 2024

Joan Chadwick  
NOTARY PUBLIC

My commission expires:

11-6-2024

Residing in Box Elder County

EXHIBIT A  
Existing Parcel(s)

**Parcel #020510024**

Legal Description: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBERCOUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON AVENUE 331.1 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE NORTH 82.25 FEET; THENCE EAST 150 FEET; THENCE SOUTH 82.25 FEET; THENCE WEST 150 FEET TO THE PLACE OF BEGINNING.

**Parcel #020510029**

Legal Description: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBERCOUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BLVD 248.85 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE EAST 150 FEET; THENCE NORTH TO THE CENTER OF MILL CREEK; THENCE NORTHERLY ALONG THE CENTER OF MILL CREEK TO A POINT SOUTH 0D50' WEST 29.7 FEET AND SOUTH 89D02' EAST 138.5 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89D02' WEST 138.5 FEET, MORE OR LESS, TO THE EAST LINE OF WASHINGTON BLVD; THENCE SOUTH ALONG SAID LINE 219.15 FEET, MORE OR LESS, TO BEGINNING.

**Parcel #020510026**

Legal Description: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBERCOUNTY, UTAH: BEGINNING AT A POINT 29.7 FEET SOUTH 0D58' WEST AND 138.5 FEET SOUTH 89D02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0D58' WEST 57.5 FEET; THENCE SOUTH 89D02' EAST 157.6 FEET; THENCE NORTH 0D58' EAST 57.5 FEET TO SOUTH LINE OF RIGHT-OF-WAY (KNOWN AS 14TH STREET); THENCE NORTH 89D02' WEST 157.6 FEET TO THE PLACE OF BEGINNING.

**Parcel #020510032**

Legal Description: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBERCOUNTY, UTAH: BEGINNING AT A POINT 29.7 FEET SOUTH 0D58' WEST AND 296.1 FEET SOUTH 89D02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0D58' WEST 74.5 FEET; THENCE SOUTH 89D02' EAST 229.85 FEET TO GRANTOR'S EAST PROPERTY LINE; THENCE NORTH 0D58' EAST 74.5 FEET TO SOUTH LINE OF RIGHT-OF-WAY (KNOWN AS 14TH STREET); THENCE NORTH 89D02' WEST 229.85 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A RIGHT-OF-WAY OVER 14TH STREET. SUBJECT TO A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 29.7 FEET SOUTH 0D58' WEST AND 346.1 FEET SOUTH 89D02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 89D02' EAST 30 FEET; THENCE SOUTH 0D58' WEST 74.5 FEET; THENCE NORTH 89D02' WEST 30 FEET; THENCE NORTH 0D58' EAST 74.5 FEET TO THE PLACE OF BEGINNING.

**Parcel #020510025**

Legal Description: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBERCOUNTY, UTAH: BEGINNING AT A POINT 104.2 FEET SOUTH 0D58' WEST AND 296.1 FEET SOUTH 89D02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0D58' WEST 72.5 FEET; THENCE SOUTH 89D02' EAST 229.85 FEET; THENCE NORTH 0D58' EAST 72.5 FEET; THENCE NORTH 89D02' WEST 229.85 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 29.7 FEET SOUTH 0D58' WEST AND 346.1 FEET SOUTH 89D02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 89D02' EAST 30 FEET; THENCE SOUTH 0D58' WEST 74.5 FEET; THENCE NORTH 89D02' WEST 30 FEET; THENCE NORTH 0D58' EAST 74.5 FEET TO THE PLACE OF BEGINNING. ALSO: TOGETHER WITH A RIGHT-OF-WAY ALONG 14TH STREET CONNECTING THE NORTH LINE OF THE ABOVE RIGHT-OF-WAY WITH THE EAST LINE OF WASHINGTON BLVD. SUBJECT TO A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 176.7 FEET SOUTH 0D58' WEST AND 296.1 FEET SOUTH 89D02' EAST FROM THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 89D02' EAST 50 FEET; THENCE NORTH 0D58' EAST 40 FEET; THENCE NORTH 89D02' WEST 50 FEET; THENCE SOUTH 0D58' WEST 40 FEET TO BEGINNING.

EXHIBIT A  
Existing Parcel(s)

**Parcel #020510027**

Legal Description: PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BLVD. 331.1 FEET SOUTH 0D58' WEST FROM THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 0D58' WEST 112 FEET, THENCE SOUTH 89D02' EAST 330 FEET TO A POINT WHICH IS NORTH 89D02' WEST 348.20 FEET AND NORTH 0D58' EAST 108.54 FEET FROM THE INTERSECTION OF THE NORTH LINE OF 15TH STREET AND THE WEST LINE OF ADAMS AVENUE, THENCE NORTH 0D58' EAST 21.46 FEET, THENCE SOUTH 89D02' EAST 198.20 FEET, THENCE NORTH 0D58' EAST 166.9 FEET, THENCE NORTH 89D02' WEST 2.25 FEET, THENCE NORTH 0D58' EAST 22.9 FEET, THENCE NORTH 89D02' WEST 5.35 FEET, THENCE NORTH 0D58' EAST 55.14 FEET, THENCE NORTH 89D02' WEST 224.50 FEET, THENCE NORTH 0D58' EAST 89.5 FEET, THENCE NORTH 89D02' WEST 157.6 FEET TO THE CENTER OF MILL CREEK, THENCE SOUTHERLY ALONG THE CENTER OF MILL CREEK TO A POINT SOUTH 89D02' EAST 150 FEET AND NORTH 0D58' EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 0D58' WEST TO A POINT SOUTH 89D02' EAST 150 FEET FROM BEGINNING, THENCE NORTH 89D02' WEST 150 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 176.7 FEET SOUTH 0D58' WEST 296.1 FEET SOUTH 89D02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 89D02' EAST 50 FEET, THENCE NORTH 0D58' EAST 40 FEET, THENCE NORTH 89D02' WEST 50 FEET, THENCE SOUTH 0D58' WEST 40 FEET TO THE PLACE OF BEGINNING.

**Midtown Village Overall Legal Description**

PART OF LOT 3, BLOCK 66, PLAT "C", OGDEN CITY SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 14TH STREET, SAID POINT BEING S00°58'00"W 29.70 FEET FROM THE NORTHEAST CORNER OF LOT 3, BLOCK 66, PLAT "C" AND SAID POINT ALSO BEING S00°58'00"W 21.30 FEET AND S89°02'00"E 66.00 FEET FROM A FOUND OGDEN CITY CENTERLINE MONUMENT IN THE INTERSECTION OF 14TH STREET AND WASHINGTON BOULEVARD (SAID MONUMENT BEING N00°58'00"E 540.39 FEET FROM A FOUND OGDEN CITY CENTERLINE MONUMENT IN THE INTERSECTION OF 15TH STREET AND WASHINGTON BOULEVARD); THENCE S89°02'00"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 14TH STREET, 525.95 FEET; THENCE S00°58'00"W 225.04 FEET; THENCE S89°02'00"E 2.25 FEET; THENCE S00°58'00"W 166.90 FEET; THENCE N89°02'00"W 198.20 FEET; THENCE S00°58'00"W 21.46 FEET; THENCE N89°02'00"W 330.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD; THENCE N00°58'00"E ALONG SIAD EASTERLY RIGHT OF WAY LINE, 413.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 213,598 SQUARE FEET OR 4.904 ACRES MORE OR LESS.



Staff Use Only

Conditions of Approval:

Approved:

[Signature] 12-22-21  
Community Development Director or his designee date

[Signature] 11-18-21 SP  
City Engineer date

[Signature] 12/22/21  
City Attorney date

OGDEN CITY APPROVAL

This lot combination effected in the above deed(s) is hereby approved by the Community Development Director or Director's Designee of Ogden City, in accordance with the Ogden City Ordinance and the requirements of State law, this 23 day of DECEMBER, 2021.

ATTEST:

[Signature]  
City Recorder

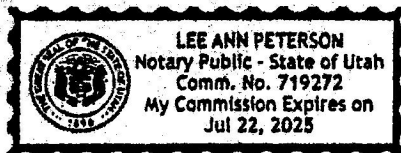
OGDEN CITY, a municipal corporation  
By [Signature]  
Community Development Director or Director's designee

ACKNOWLEDGEMENT



STATE OF UTAH )  
                          : §  
COUNTY OF WEBER)

On this 23<sup>rd</sup> day of December, 2021, personally appeared before me Greg Montgomery Community Development Director or Director's Designee, and the City Recorder, the signer(s) of the foregoing instrument who duly acknowledged to me that they executed the same.



[Signature]  
NOTARY PUBLIC

My Commission Expires:

1-22-2025

Residing in Weber County County, Utah.





Drawing - after proposed combination.

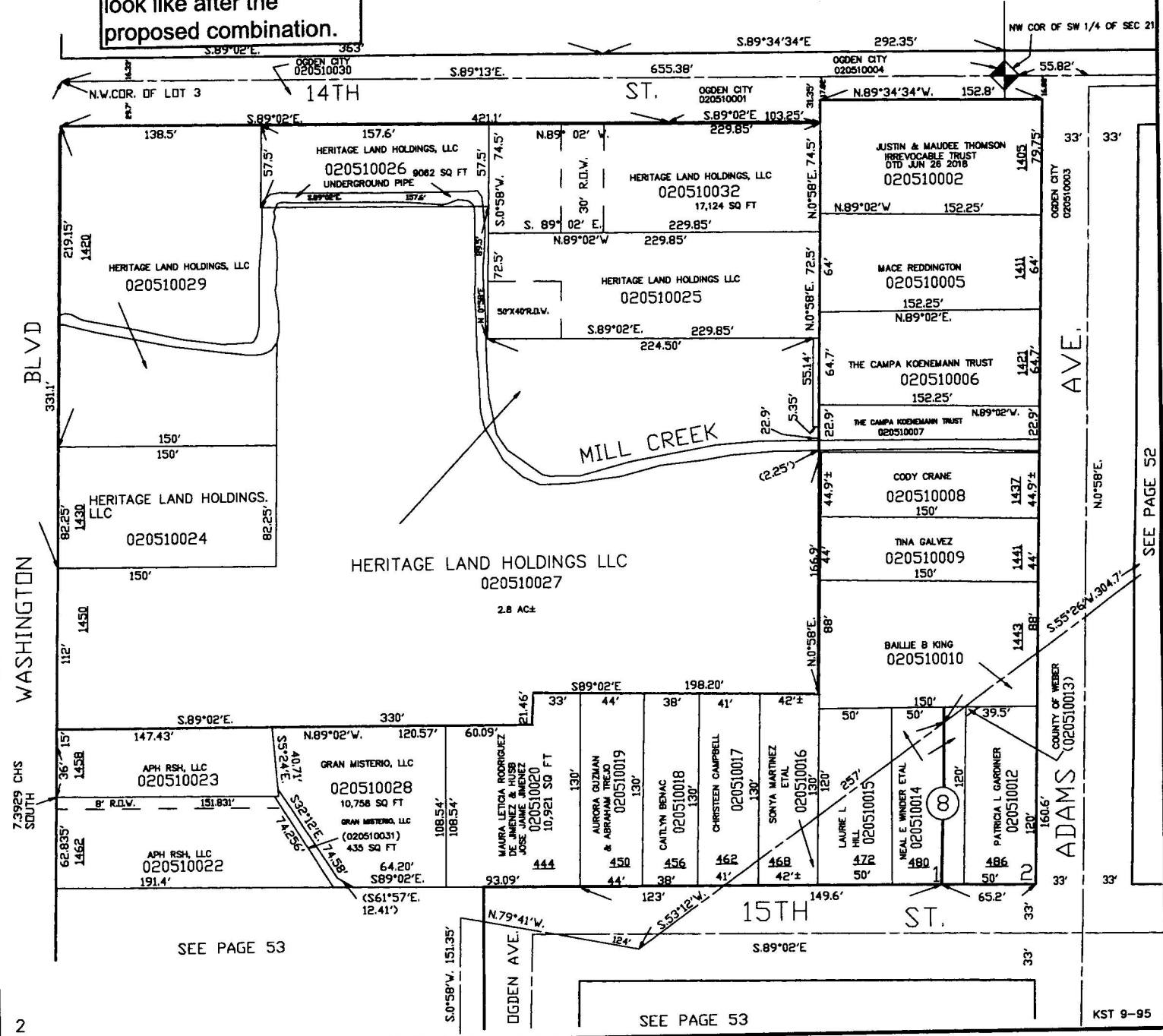
# PART OF LOT 3, BLOCK 66 PLAT C & BLOCK 8, RIVERSIDE ANNEX

IN OGDEN CITY  
SCALE 1" = 50'

TAXING UNIT: 25

Outlined in red is what the "new" parcel will look like after the proposed combination.

SEE BOOK 12, PAGE 111



SEE PAGE 53

SEE PAGE 53

[REDACTED]  
\*W3116507\*

NTWE-106819-2  
Mail Tax Notices To:  
Heritage Land Holdings, LLC  
470 N 2450 W  
Tremonton, UT 84337

E# 3116507 PG 1 OF 3  
Leann H. Kiltz, WEBER COUNTY RECORDER  
08-Jan-21 0337 PM FEE \$40.00 DEP PCI  
REC FOR: NORTHERN TITLE COMPANY  
ELECTRONICALLY RECORDED

## RESPA WARRANTY DEED

**Dynamic Developments LLC, a Utah Limited Liability Company**

Grantor(s) of Salt Lake City, County of Salt Lake, State of Utah, hereby *CONVEY AND WARRANT* to

**Heritage Land Holdings, LLC**

Grantee(s) of Tremonton, County of Box Elder, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of UT:

PARCEL 1: (02-051-0027)

PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BLVD. 331.1 FEET SOUTH 0°58' WEST FROM THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 0°58' WEST 112 FEET, THENCE SOUTH 89°02' EAST 330 FEET TO A POINT WHICH IS NORTH 89°02' WEST 348.20 FEET AND NORTH 0°58' EAST 108.54 FEET FROM THE INTERSECTION OF THE NORTH LINE OF 15TH STREET AND THE WEST LINE OF ADAMS AVENUE, THENCE NORTH 0° 58' EAST 21.46 FEET, THENCE SOUTH 89°02' EAST 198.20 FEET, THENCE NORTH 0°58' EAST 166.9 FEET, THENCE NORTH 89°02' WEST 2.25 FEET, THENCE NORTH 0°58' EAST 22.9 FEET, THENCE NORTH 89°02' WEST 5.35 FEET, THENCE NORTH 0°58' EAST 55.14 FEET, THENCE NORTH 89°02' WEST 224.50 FEET, THENCE NORTH 0°58' EAST 89.5 FEET, THENCE NORTH 89°02' WEST 157.6 FEET TO THE CENTER OF MILL CREEK, THENCE SOUTHERLY ALONG THE CENTER OF MILL CREEK TO A POINT SOUTH 89°02' EAST 150 FEET AND NORTH 0°58' EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 0°58' WEST TO A POINT SOUTH 89°02' EAST 150 FEET FROM BEGINNING, THENCE NORTH 89°02' WEST 150 FEET TO THE PLACE OF BEGINNING.

PARCEL 1A:

TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 176.7 FEET SOUTH 0°58' WEST, 296.1 FEET SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 89°02' EAST 50 FEET, THENCE NORTH 0°58' EAST 40 FEET, THENCE NORTH 89°02' WEST 50 FEET, THENCE SOUTH 0°58' WEST 40 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: (02-051-0025)

PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 104.2 FEET SOUTH 0°58' WEST AND 296.1 FEET SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0°58' WEST 72.5 FEET; THENCE SOUTH 89°02' EAST 229.85 FEET; THENCE NORTH 0°58' EAST 72.5 FEET; THENCE NORTH 89°02' WEST 229.85 FEET TO THE PLACE OF BEGINNING.

Parcel 2A:

TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 29.7 FEET SOUTH 0°58' WEST AND 346.1 FEET SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 89°02' EAST 30 FEET; THENCE

SOUTH 0°58' WEST 74.5 FEET; THENCE NORTH 89°02' WEST 30 FEET; THENCE NORTH 0°58' EAST 74.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 2B:

TOGETHER WITH A 30 FOOT RIGHT-OF-WAY ALONG 14TH STREET CONNECTING THE NORTH LINE OF THE ABOVE RIGHT-OF-WAY WITH THE EAST LINE OF WASHINGTON BLVD. SUBJECT TO A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 176.7 FEET SOUTH 0°58' WEST AND 296.1 FEET SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 89°02' EAST 50 FEET; NORTH 0°58' EAST 40 FEET; THENCE NORTH 89°02' WEST 50 FEET; SOUTH 58' WEST 40 FEET TO BEGINNING.

PARCEL 3: (02-051-0026)

PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 29.7 FEET, SOUTH 0°58' WEST AND 138.5 FEET, SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0°58' WEST 57.5 FEET; THENCE SOUTH 89°02' EAST 157.6 FEET; THENCE NORTH 0°58' EAST 57.5 FEET TO SOUTH LINE, OF A RIGHT-OF-WAY KNOWN AS 14TH STREET; THENCE NORTH 89°02' WEST 157.6 FEET TO THE PLACE OF BEGINNING.

PARCEL 4: (02-051-0032)

PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 29.7 FEET, SOUTH 0°58' WEST AND 296.1 FEET; SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0°58' WEST 74.5 FEET; THENCE SOUTH 89°02' EAST 229.85 FEET TO GRANTORS EAST PROPERTY LINE; THENCE NORTH 0°58' EAST 74.5 FEET TO SOUTH LINE OF A RIGHT-OF-WAY KNOWN AS 14TH STREET; THENCE NORTH 89°02' WEST 229.85 FEET TO THE PLACE OF BEGINNING.

PARCEL 4A:

TOGETHER WITH A RIGHT-OF-WAY BEGINNING ON THE SOUTH LINE OF 14TH STREET. MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 29.7 FEET SOUTH 0°58' WEST AND 346.1 FEET, SOUTH 89°02' EAST FROM "THE NORTHWEST CORNER OF SAID LOT 3, RUNNING THENCE SOUTH 89°02' EAST 30 FEET; THENCE SOUTH 0°58' WEST 74.5 FEET; THENCE NORTH 89°02' WEST 30 FEET; THENCE NORTH 0°58' EAST 74.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 5: (02-051-0024)

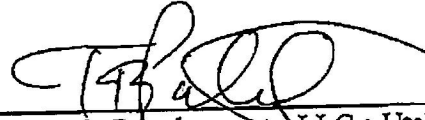
PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON AVENUE 331.1 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE NORTH 82.25 FEET; THENCE EAST 150 FEET; THENCE SOUTH 82.25 FEET; THENCE WEST 150 FEET TO THE PLACE OF BEGINNING.

PARCEL 6: (02-051-0029)

PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BLVD 248.85 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE EAST 150 FEET; THENCE NORTH TO THE CENTER OF MILL CREEK; THENCE NORTHERLY ALONG THE CENTER OF MILL CREEK TO A POINT SOUTH 0°50' WEST 29.7 FEET AND SOUTH 89°02' EAST 138.5 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°02' WEST 138.5 FEET, MORE OR LESS, TO THE EAST LINE OF WASHINGTON BLVD; THENCE SOUTH ALONG SAID LINE 219.15 FEET, MORE OR LESS, TO BEGINNING.

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.


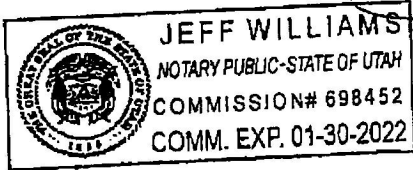
Witness, the hand(s) of said Grantor(s), this January 7, 2021



Dynamic Developments, LLC a Utah Limited Liability Company  
By: Tushar Patel  
Its: Managing Member

State of Utah }  
County of Salt Lake }§

On 7th day of January, 2021, personally appeared before me, a Notary Public, Tushar Patel, who, being by me duly sworn, did say that he is the Manager/Member of Dynamic Developments, LLC, and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same.

  
Notary Public  
Resides: Salt Lake  
Commission Expires: 1/30/22