



W3213339

MAIL TAX NOTICE TO:
515 Investment Group, LLC
2544 W 650 North
Layton, UT 84041

E# 3213339 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
25-Jan-22 0439 PM FEE \$40.00 DEP SLV
REC FOR: STEWART TITLE INSURANCE AGENCY OF
ELECTRONICALLY RECORDED

WARRANTY DEED

Precise Investments, LLC and Sheridan Holdings, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to 515 Investment Group, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Weber County, State of Utah described as follows:

The land referred to herein is situated in the County of Weber, State of Utah, and is described as follows:

PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HINCKLEY DRIVE, SAID POINT BEING SOUTH 280.36 FEET AND EAST 1795.15 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF HINCKLEY DRIVE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NONTANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 888.01 FEET, AN ARC LENGTH OF 158.42 FEET, A DELTA ANGLE OF 10°13'19", A CHORD BEARING OF S88°48'48"E, AND A CHORD LENGTH OF 158.21 FEET; AND (2) N86°04'38"E 739.22 FEET; THENCE S47°45'34"E 34.66 FEET; THENCE S89°51'38"E 563.84 FEET; THENCE S34°25'35"W 1115.70 FEET; THENCE N00°31'44"E 495.84 FEET; THENCE N89°29'32"W 861.93 FEET; THENCE N00°27'45"E 126.11 FEET; THENCE N00°24'11"E 268.11 FEET TO THE POINT OF BEGINNING.

Tax ID No. 08-007-0028 and part of 08-022-0073

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 19 day of January, ²⁰²² ~~2021~~.

Precise Investments, LLC

Sheridan Holdings, LLC, a Utah limited liability company

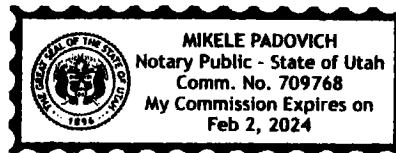
[Signature]
By: John K. Ryan, Manager

[Signature]
By: Tyrell J. Wall

State of Utah
County of Davis

On this 19 day of January, ²⁰²² ~~2021~~, personally appeared before me, the undersigned Notary Public, personally appeared John K. Ryan, Manager of Precise Investments, LLC personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature]
Notary Public
My commission expires: Feb 02 2022



State of Utah
County of Davis

On this 19 day of JANUARY, ²⁰²² ~~2021~~, personally appeared before me, the undersigned Notary Public, personally appeared Tyrell J. Wall, Manager of Sheridan Holdings, LLC, a Utah limited liability company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature]
Notary Public
My commission expires: FEB 24, 2025

