



\*W3215393\*

When recorded mail to:  
Gary L. Nielsen  
455 North 5900 West  
Ogden UT 84404

*in Tax note*

E# 3215393 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
03-Feb-22 12:03 PM FEE \$40.00 DEP RC  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

**Pegasus Investments, L.P.**, a Utah Limited Partnership, hereinafter referred to as Grantor does hereby convey and warrant as to:

Gary L. Nielsen is the Trustee of The Gary L. Nielsen Revocable Trust dated the 19<sup>th</sup> day of July, 1999 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:

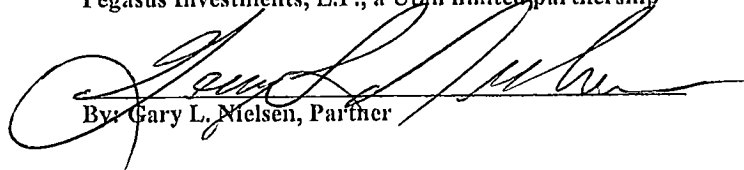
**SEE ATTACHED EXHIBIT "A"**

**Tax parcel number 10-034-0009**

Subject to easements, restrictions, rights of way of record by deed or by prescription. Together with any and all water rights appurtenant to the subject property.

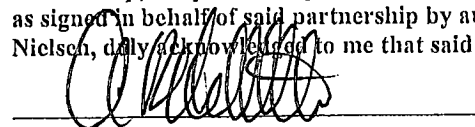
Witness the hand of said Grantor and the conveyance of all warrant by the Grantor on this the 2<sup>nd</sup> day of **February, 2022**

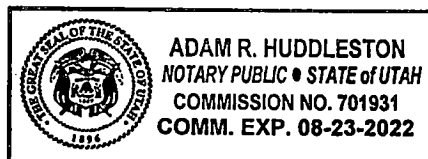
**Pegasus Investments, L.P.**, a Utah limited partnership

  
By: Gary L. Nielsen, Partner

State of Utah  
County of Weber

On the 2<sup>nd</sup> day of February 2022, personally appeared before me, Gary L. Nielsen, who being by me duly sworn, did say that he is General Partner of Pegasus Investments, L.P. a Utah Limited Partnership, the partnership that executed the above forgoing instrument and that said instrument as signed in behalf of said partnership by authority of the Articles of said Partnership, and Gary L. Nielsen, duly acknowledged to me that said partnership Executed the same.





10-034-0009

## EXHIBIT "A"

Part of the Southeast Quarter of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, Warren, Weber County, Utah Beginning at a point on the Northerly line of a canal, said point being on the Section line, and being 999.45 feet North  $0^{\circ}46'09''$  East along said Section line from the Southeast Corner of said East along said Section line from the Southeast Corner of said Section 12, and running thence six (6) courses along said Northerly line of a canal as follows: (1) North  $89^{\circ}20'50''$  West 66.86 feet to a point of curvature; (2) Westerly along the arc of a 190.00 foot Radius curve to the left a distance of 48.86 feet (Delta Angle equals  $14^{\circ}44'01''$ , Long Chord bears South  $83^{\circ}17'09''$  West 48.72 feet); (3) South  $75^{\circ}55'09''$  West 371.76 feet to a point of curvature; (4) Westerly along the arc of a 188.00 foot Radius curve to the right a distance of 45.95 feet (Delta Angle equals  $14^{\circ}00'19''$ , Long Chord bears South  $82^{\circ}55'19''$  West 45.84 feet); (5) South  $89^{\circ}55'28''$  West 320.30 feet to a point of curvature; and (6) Westerly along the arc of a 40.00 foot Radius curve to the right a distance of 31.20 feet (Delta Angle equals  $44^{\circ}41'08''$ , Long Chord bears North  $67^{\circ}43'58''$  West 30.41 feet); thence North  $45^{\circ}23'24''$  West 37.78 feet; thence North  $43^{\circ}15'56''$  East 9.96 feet to a point of curvature; thence Northerly along the arc of a 20.00 foot Radius curve to the left a distance of 33.89 feet (Delta Angle equals  $97^{\circ}04'42''$ , Long Chord bears North  $5^{\circ}16'24''$  West 29.98 feet); thence North  $53^{\circ}48'45''$  West 46.52 feet to a point of curvature; thence Northwesterly along the arc of a 225.00 foot Radius curve to the right a distance of 95.59 feet (Delta Angle equals  $24^{\circ}20'31''$ , Long Chord bears North  $41^{\circ}38'30''$  West 94.87 feet); thence North  $45^{\circ}38'03''$  East 114.00 feet to a point of curvature; thence Northeasterly along the arc of a 235.00 foot Radius curve to the left a distance of 39.32 feet (Delta Angle equals  $9^{\circ}35'09''$ , Center bears North  $44^{\circ}21'58''$  West, Long Chord bears North  $40^{\circ}50'28''$  East 39.27 feet); thence North  $36^{\circ}02'54''$  East 110.87 feet to a point of curvature; thence Northeasterly along the arc of a 40.00 foot Radius curve to the right a distance of 38.63 feet (Delta Angle equals  $55^{\circ}20'14''$ , Long Chord bears North  $63^{\circ}43'01''$  East 37.15 feet); thence South  $88^{\circ}36'52''$  East 344.00 feet; thence North  $42^{\circ}01'53''$  East 33.21 feet to a point of curvature; thence Easterly along the arc of a 112.00 foot Radius curve to the right a distance of 104.24 feet (Delta Angle equals  $53^{\circ}19'28''$ , Long Chord bears North  $68^{\circ}41'36''$  East 100.52 feet); thence South  $84^{\circ}38'40''$  East 333.29 feet to the Section line; thence South  $0^{\circ}46'09''$  West 309.38 feet along said Section line to the point of beginning. Contains: 7.658 acres.