



W3246766

When recorded, return to:
mail TAX notices to:
Skyline Mountain Base, LLC
3567 Nordic Valley Way
Eden, Utah 84310

E# 3246766 PG 1 OF 2
LEANN H KILTS, WEBER CTY. RECORDER
21-JUL-22 11:51 AM FEE \$40.00 DC
REC FOR: SKYLINE MOUNTAIN BASE LLC

WARRANTY DEED

SKYLINE MOUNTAIN BASE, LLC., a Utah limited liability company, (“Grantor”), of Weber County, Utah, hereby CONVEYS AND WARRANTS to SKYLINE MOUNTAIN BASE, LLC, a Utah limited liability company (“Grantee”), whose address is 3567 Nordic Valley Way Eden, Utah 84310, for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Weber County, Utah:

SEE EXHIBIT “A” ATTACHED HERETO

PARCEL#: 22-023-0060

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and equity and general property taxes for the year 2022 and thereafter.

Note: This deed is being created to correct any boundary line discrepancies on the subject parcel.

WITNESS the hand of said Grantor this 21 day of July, 2022.

SKYLINE MOUNTAIN BASE, LLC, a Utah limited liability company

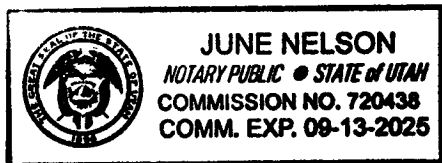
By: 

Laurent Jouffray, Member

STATE OF Utah)
 : ss.
COUNTY OF Weber)

The foregoing instrument was acknowledged before me this 21 day of July, 2022, by Laurent Jouffray, a Member of Skyline Mountain Base, LLC a Utah limited liability company.

SEAL:



June Nelson
NOTARY PUBLIC
Residing at: Weber County

My Commission Expires

EXHIBIT A

[Legal Description]

THE BASIS OF BEARING FOR THIS SURVEY IS N 0°02'56" EAST 5318.64 FEET, MEASURED BETWEEN THE FOUND SOUTHEAST CORNER AND THE FOUND NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M

BEGINNING AT A POINT WHICH IS ON THE ON THE EASTERLY RIGHT-OF-WAY LINE OF 3500 EAST, SAID POINT BEING N 87°58'12" W 2632.23 FEET ALONG THE NORTH SECTION LINE OF SECTION 32, TO THE NORTH QUARTER OF SAID SECTION, THENCE N 0°24'08" EAST 80.50 FEET ALONG THE SECTION LINE, AND N 89°35'52" W 8.36 FEET FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 32; AND RUNNING THENCE N 01° 20' 16" E 468.20 FEET; THENCE S 52° 07' 34" E 455.97 FEET; THENCE S 13° 54' 26" W 292.09 FEET; THENCE S 73° 24' 26" W 256.31 FEET TO THE EASTERN ROW LINE OF NORDIC VALLEY WAY; THENCE ALONG SAID ROW FOLLOWING 4 COURSES, 1) THENCE N 57° 37' 39" W 3.91 FEET, 2) THENCE ALONG NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, (LONG CHORD BEARS N 29° 11' 31" W 123.07 FEET), THROUGH A CENTRAL ANGLE OF 58° 58' 57", FOR AN ARC DISTANCE OF 128.68 FEET, 3) THENCE N 00° 18' 02" E 59.09 FEET, 4) THENCE S 89° 42' 02" E 8.00 FEET, TO THE POINT OF BEGINNING

LOCATED IN THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

CONTAINING 158,480 S.F. OR 3.628 ACRES