



\*W3273149\*

When recorded return to:  
Thaine Fischer  
457 26<sup>th</sup> Street, LLC  
2444 Washington Blvd.  
Ogden UT 84401  
Tax Parcels # 01-010-0048 and 01-010-0062

E# 3273149 PG 1 OF 5  
LEANN H KILTS, WEBER CTY. RECORDER  
13-FEB-23 355 PM FEE \$40.00 TN  
REC FOR: FISCHER

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### VACATION OF RIGHT OF WAY EASEMENT AND QUITCLAIM DEED

WHEREAS, 457 26<sup>th</sup> Street, LLC (Owner 1) is the owner of the parcel of real property in Weber County, Utah, APN # 01-010-0048.

WHEREAS, Washington 2650, LLC (Owner 2) is the owner of the parcel of real property in Weber County, Utah attached, APN # 01-010-0062.

WHEREAS, the Parcels are benefitted by a 12 foot wide right-of-way easement running north/south along the boundary between the two parcels. The right of way easement is depicted on Exhibit A hereto.

WHEREAS, the complete right-of-way easement boundary description is also set forth on EXHIBIT A:

WHEREAS, the parties wish to vacate the right-of-way easement and QUITCLAIM to the other party any interest in that right of way easement.

WHEREAS, Owner 1 and Owner 2 intend by this instrument to disclaim its respective interests in and vacate the portions of the right-of-way easement described in EXHIBIT A.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner 1 forever: vacates, abandons and surrenders all right, title and interest in and to the right-of-way easement; and (b) quitclaims all right, title and interest in that part of the right-of-way easement within the Owner 2 Property Boundary to Washington 2650, LLC, and described in Exhibit B.

FURTHER, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner 2 forever: vacates, abandons and surrenders all right, title and interest in and to the right-of-way easement; and (b) quitclaims to all right, title and interest in that part of the right-of-way easement within the Owner 1 Property Boundary to 457 26<sup>th</sup> Street, LLC, and described in Exhibit C.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

DATED the 13 day of ~~January~~ February, 2023

457 26<sup>th</sup> Street, LLC

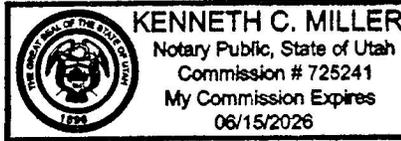
By: [Signature]  
Its: Managing Member

Washington 2650, LLC

By: [Signature]  
Its: Manager

**Notary Acknowledgment**

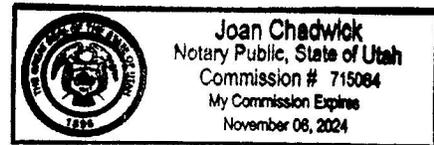
State of Utah )  
 ) SS.  
County of Weber )



This instrument was subscribed, sworn and acknowledged before me this 13 day  
of February, 2023 by:  
My commission expires: 06/15/2026  
[Signature]  
Notary Public

State of Utah )  
 ) SS.  
County of ~~Weber~~ Box Elder )

This instrument was subscribed, sworn and acknowledged before me this 8 day  
of February, 2023 by: Joan Chadwick  
My commission expires: 11.6.2024  
[Signature]  
Notary Public



**EXHIBIT A**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
OF THE SALT LAKE BASE AND MERIDIAN

**VACATED RIGHT-OF-WAY EASEMENT PARCEL  
010100048 BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6  
NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN.  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF  
26<sup>TH</sup> STREET, SAID POINT BEING LOCATED NORTH 88°42'26" WEST  
314.62 FEET ALONG THE CENTERLINE OF 26<sup>TH</sup> STREET BETWEEN A  
MONUMENT LOCATED AT THE INTERSECTION OF ADAMS AVENUE  
AND 26<sup>TH</sup> STREET AND A MONUMENT LOCATED AT THE  
INTERSECTION OF WASHINGTON BOULEVARD AND 26<sup>TH</sup> STREET  
AND SOUTH 00°00'0" EAST 49.51 FEET; RUNNING THENCE ALONG  
SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°42'26" EAST 6.00 FEET;  
THENCE SOUTH 01°17'34" WEST 300.00 FEET; THENCE SOUTH  
88°42'26" EAST 6.00 FEET; THENCE SOUTH 01°17'34" WEST 30.00  
FEET; THENCE NORTH 88°42'26" WEST 12.00 FEET; THENCE NORTH  
01°17'30" EAST 152.00 FEET; THENCE NORTH 01°17'30" EAST  
178.00 FEET TO THE POINT OF BEGINNING.

**VACATED RIGHT-OF-WAY EASEMENT PARCEL  
010100062 BOUNDARY DESCRIPTION**

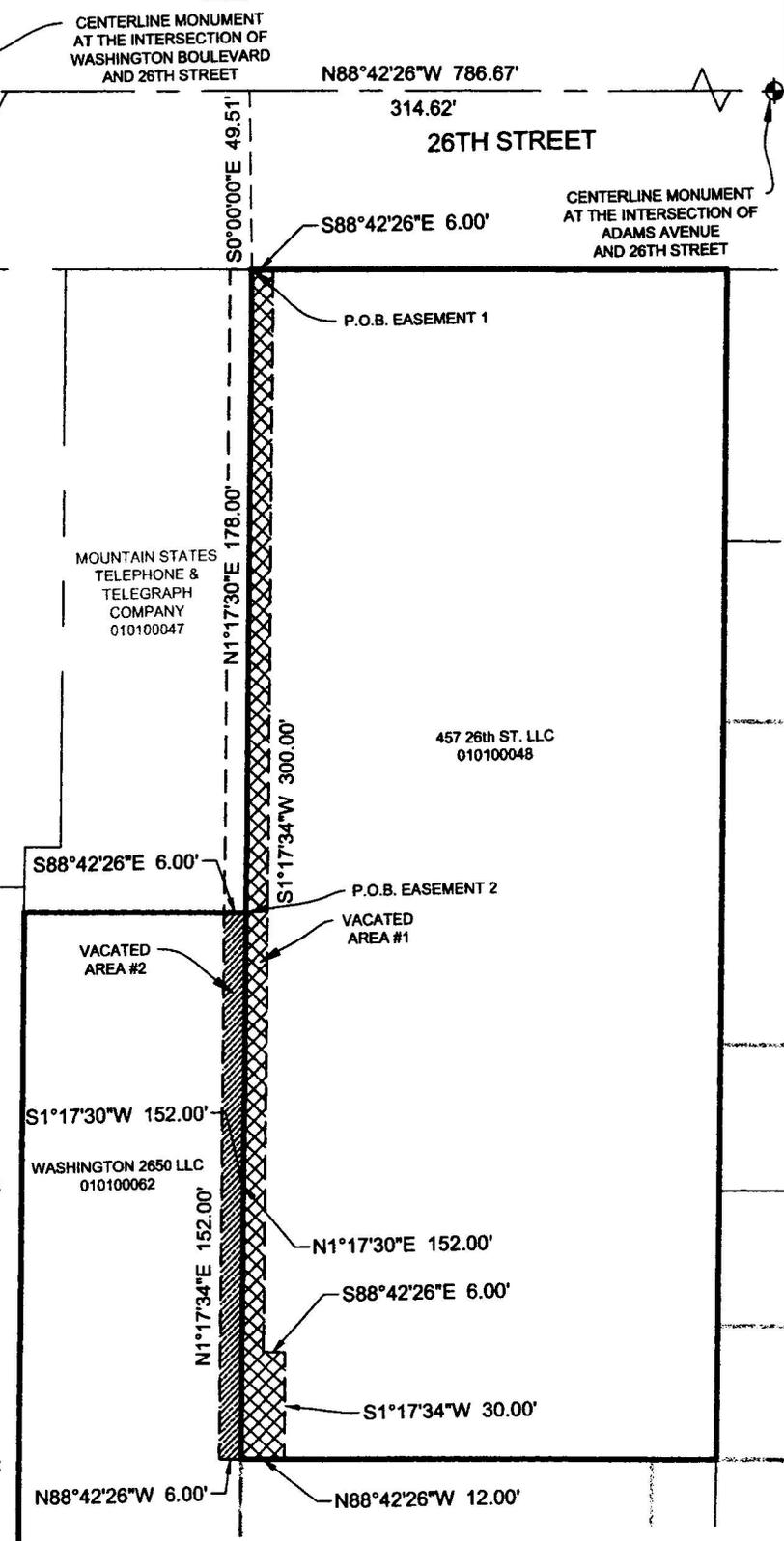
A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6  
NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN.  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH 88°42'26" WEST  
314.62 FEET ALONG THE CENTERLINE OF 26<sup>TH</sup> STREET BETWEEN A  
MONUMENT LOCATED AT THE INTERSECTION OF ADAMS AVENUE  
AND 26<sup>TH</sup> STREET AND A MONUMENT LOCATED AT THE  
INTERSECTION OF WASHINGTON BOULEVARD AND 26<sup>TH</sup> STREET  
AND SOUTH 00°00'0" EAST 49.51 FEET AND SOUTH 01°17'30" WEST  
178.00 FEET; RUNNING THENCE SOUTH 01°17'30" WEST 152.00  
FEET; THENCE NORTH 88°42'26" WEST 6.00 FEET; THENCE NORTH  
01°17'34" EAST 152.00 FEET; THENCE SOUTH 88°42'26" EAST 6.00  
FEET TO THE POINT OF BEGINNING.

**COMPLETE VACATED RIGHT-OF-WAY  
EASEMENT BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6  
NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN.  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF  
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MONUMENT LOCATED AT THE INTERSECTION OF ADAMS AVENUE  
AND 26<sup>TH</sup> STREET AND A MONUMENT LOCATED AT THE  
INTERSECTION OF WASHINGTON BOULEVARD AND 26<sup>TH</sup> STREET  
AND SOUTH 00°00'0" EAST 49.51 FEET; RUNNING THENCE ALONG  
SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°42'26" EAST 6.00 FEET;  
THENCE SOUTH 01°17'34" WEST 300.00 FEET; THENCE SOUTH  
88°42'26" EAST 6.00 FEET; THENCE SOUTH 01°17'34" WEST 30.00  
FEET; THENCE NORTH 88°42'26" WEST 18.00 FEET; THENCE NORTH  
01°17'34" EAST 152.00 FEET; THENCE SOUTH 88°42'26" EAST 6.00  
FEET; THENCE NORTH 01°17'30" EAST 178.00 FEET TO THE POINT  
OF BEGINNING.



**EXHIBIT B**

**VACATED RIGHT-OF-WAY EASEMENT PARCEL 010100062 BOUNDARY  
DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH 88°42'26" WEST 314.62 FEET ALONG THE CENTERLINE OF 26<sup>TH</sup> STREET BETWEEN A MONUMENT LOCATED AT THE INTERSECTION OF ADAMS AVENUE AND 26<sup>TH</sup> STREET AND A MONUMENT LOCATED AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 26<sup>TH</sup> STREET AND SOUTH 00°00'0" EAST 49.51 FEET AND SOUTH 01°17'30" WEST 178.00 FEET; RUNNING THENCE SOUTH 01°17'30" WEST 152.00 FEET; THENCE NORTH 88°42'26" WEST 6.00 FEET; THENCE NORTH 01°17'34" EAST 152.00 FEET; THENCE SOUTH 88°42'26" EAST 6.00 FEET TO THE POINT OF BEGINNING.

**EXHIBIT C**

**VACATED RIGHT-OF-WAY EASEMENT PARCEL 010100048 BOUNDARY  
DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 26<sup>TH</sup> STREET, SAID POINT BEING LOCATED NORTH 88°42'26" WEST 314.62 FEET ALONG THE CENTERLINE OF 26<sup>TH</sup> STREET BETWEEN A MONUMENT LOCATED AT THE INTERSECTION OF ADAMS AVENUE AND 26<sup>TH</sup> STREET AND A MONUMENT LOCATED AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 26<sup>TH</sup> STREET AND SOUTH 00°00'0" EAST 49.51 FEET; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°42'26" EAST 6.00 FEET; THENCE SOUTH 01°17'34" WEST 300.00 FEET; THENCE SOUTH 88°42'26" EAST 6.00 FEET; THENCE SOUTH 01°17'34" WEST 30.00 FEET; THENCE NORTH 88°42'26" WEST 12.00 FEET; THENCE NORTH 01°17'30" EAST 152.00 FEET; THENCE NORTH 01°17'30" EAST 178.00 FEET TO THE POINT OF BEGINNING.