



W3277903

Mail Recorded Deed & Tax Notice To:
C & N Roy DT, LLC, a Utah limited liability company
1835 South Hwy 89
Perry, UT 84302

E# 3277903 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
29-Mar-23 1003 AM FEE \$40.00 DEP SLV
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 164005-KAP

SPECIAL WARRANTY DEED

K. B. Family - Roy LLC, a Utah limited liability company,

GRANTOR(S), of Brigham City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

C & N Roy DT, LLC, a Utah limited liability company,

GRANTEE(S), of Perry, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

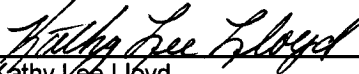
TAX ID NO.: NOT YET ASSESSED (Prior 09-509-0010) (for reference purposes only)

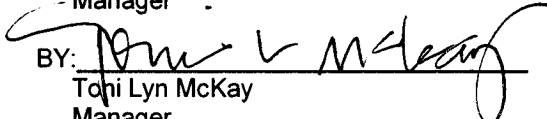
SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

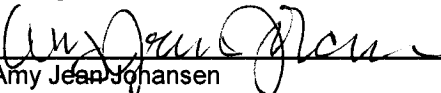
[Signature on following page]

Dated this 27th day of March, 2023.

K. B. Family - Roy LLC, a Utah limited liability company

BY: 
Kathy Lee Lloyd
Manager


BY: 
Toni Lyn McKay
Manager

BY: 
Amy Jean Johansen
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 27th day of March, 2023, before me, personally appeared Kathy Lee Lloyd, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of K. B. Family - Roy LLC, a Utah limited liability company.

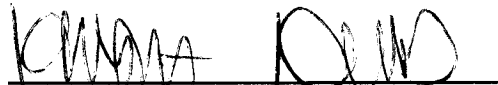

Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 27th day of March, 2023, before me, personally appeared Toni Lyn McKay, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of K.B. Family - Roy LLC, a Utah limited liability company.

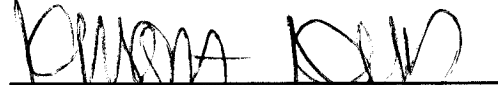

Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 27th day of March, 2023, before me, personally appeared Amy Jean Johansen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of K.B. Family - Roy LLC, a Utah limited liability company.


Notary Public

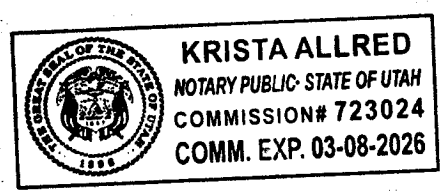


EXHIBIT A
Legal Description

PARCEL 1:

All of Lot 13, KENT'S, A COMMERCIAL SUBDIVISION, 1ST AMENDMENT, (being all of Lots 9 and 10 of Kent's, a Commercial Subdivision), according to the official plat thereof and of record at the Weber County Recorder's Office recorded March 16, 2023 as Entry No. 3276582 in Book 95 at Page 45.

PARCEL 1A:

The non-exclusive easement appurtenant to Parcel 1 described herein, for ingress and egress by vehicular and pedestrian traffic and vehicular parking on, over and across the parking areas, driveways and other common areas within the Shopping Center, as created and described in that certain Declaration of Covenants, and Restrictions recorded December 12, 2002 as Entry No. 1896739 in Book 2296 at Page 788.