



\*W3289508\*

Mail Recorded Deed & Tax Notice To:  
Ville 3306, LLC, a Utah limited liability company  
9306 South 1300 West  
West Jordan, UT 84088

E# 3289508 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
05-Jul-23 0452 PM FEE \$40.00 DEP DAC  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I  
ELECTRONICALLY RECORDED



File No.: 159210-RCP

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## WARRANTY DEED

ETNA Properties, LLC, a Utah Limited Liability Company,

**GRANTOR(S)**, of West Jordan, State of Utah, hereby Conveys and Warrants to

Ville 3306, LLC, a Utah limited liability company,

**GRANTEE(S)**, of West Jordan, 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**

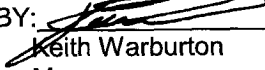
**TAX ID NO.:** 05-107-0006, 05-108-0039, 05-108-0040 and 05-107-0004 (for reference purposes only)

**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 29th day of June, 2023.

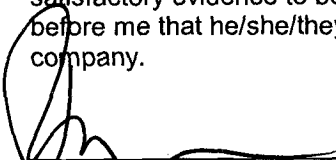
ETNA Properties, LLC, a Utah limited liability company

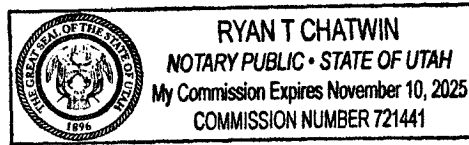
BY:   
Keith Warburton  
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 29th day of June, 2023, before me, personally appeared Keith Warburton, 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 ETNA Properties, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BOULEVARD IN OGDEN CITY, 1848.37 FEET NORTH 0°58' EAST FROM THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 0°58' EAST ALONG THE EAST LINE OF SAID WASHINGTON BOULEVARD A DISTANCE OF 322.02 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH 89°15' EAST A DISTANCE OF 301.88 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE BEARING SOUTH 0°58' WEST A DISTANCE OF 92.98 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH 89°02' EAST A DISTANCE OF 66 FEET; THENCE IN A NORTHERLY DIRECTION ALONG A LINE BEARING NORTH 0°58' EAST A DISTANCE OF .49 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH 89°15' EAST A DISTANCE OF 24 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE BEARING SOUTH 0°58' WEST A DISTANCE OF 229.53 FEET; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 391.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING 1948.37 FEET NORTH 0°58' EAST AND 222 FEET SOUTH 89°15' EAST OF THE POINT WHERE THE SOUTH LINE OF SAID QUARTER SECTION INTERSECTS THE EAST LINE OF WASHINGTON BOULEVARD, AND RUNNING THENCE SOUTH 89°15' EAST 18.64 FEET; THENCE SOUTH 85 FEET; THENCE EAST 20 FEET; THENCE SOUTH 81 FEET; THENCE WEST 18.64 FEET; THENCE NORTH 66 FEET; THENCE WEST 20 FEET; THENCE NORTH 100 FEET TO THE BEGINNING.

PARCEL 2:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 1948.37 FEET NORTH 0°58' EAST AND 222 FEET SOUTH 89°15' EAST OF A POINT WHERE THE SOUTH LINE OF SAID QUARTER SECTION INTERSECTS THE EAST LINE OF WASHINGTON AVENUE, AND RUNNING THENCE SOUTH 89°15' EAST 18.64 FEET; THENCE SOUTH 85 FEET; THENCE EAST 20 FEET; THENCE SOUTH 81 FEET; THENCE WEST 18.64 FEET; THENCE NORTH 66 FEET; THENCE WEST 20 FEET; THENCE NORTH 100 FEET TO THE BEGINNING.

PARCEL 3:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1848.37 FEET NORTH 0°58' EAST ALONG THE EAST LINE OF WASHINGTON BOULEVARD AND 260.64 FEET SOUTH 89°12'49" EAST FROM THE INTERSECTION OF THE EAST LINE OF WASHINGTON BOULEVARD AND THE SOUTH LINE OF SAID QUARTER SECTION; SAID POINT IS ALSO 317.06 FEET NORTH 0°58' EAST ALONG THE EAST LINE OF WASHINGTON BOULEVARD AND 260.64 FEET SOUTH 89°12'49" EAST FROM THE INTERSECTION OF THE EAST LINE OF WASHINGTON BOULEVARD AND THE NORTH LINE OF 34TH STREET; AND RUNNING THENCE SOUTH 89°12'49" EAST 131.24 FEET; THENCE NORTH 0°58' EAST 229.53 FEET TO THE SOUTH LINE OF LOT 19, BLOCK 1, STEPHEN'S FIRST ADDITION TO OGDEN CITY; THENCE SOUTH 89°15' EAST 125.19 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0°33' WEST 111.21 FEET; THENCE SOUTH 89°15' EAST 27.60 FEET; THENCE SOUTH 0°58' WEST 122.19 FEET; THENCE NORTH 89°02' WEST 153.00 FEET;

THENCE SOUTH 0°58' WEST 63.12 FEET; THENCE NORTH 89°02' WEST 131.84 FEET; THENCE NORTH 0°58' EAST 66.00 FEET TO THE POINT OF BEGINNING.