

W3306518

E# 3306518 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
28-Nov-23 0315 PM FEE \$40.00 DEP SLW
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO GRANTEE:

Commercial Enterprises and Holdings, LLC, a Utah Limited Liability Company

*1974 PAINTER LANE
ODDEX, UTAH 84401*

File Number: 2377691MLH

WARRANTY DEED

Jodi Manning and Jaime Russell, Successor Trustees of the David G. and Gearldean
Rose Family Trust, dated the 17th day of August, 2021, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Commercial Enterprises and Holdings, LLC, a Utah Limited Liability GRANTEE
Company,

the following tract of land in Weber County, State of Utah, to-wit

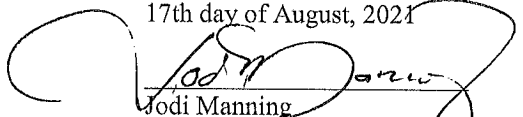
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 14-012-0012

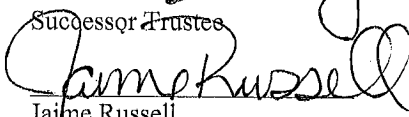
Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this 28th day of November, 2023.

The David G. and Gearldean Rose Family Trust, dated the 17th day of August, 2021



 Jodi Manning
 Successor Trustee

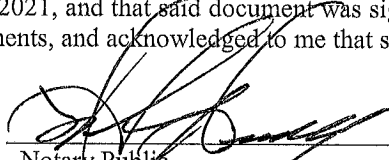


 Jaime Russell
 Successor Trustee

STATE OF: Utah

COUNTY OF: Weber

On this 28 day of NOVEMBER, 2023, personally before me appeared Jodi Manning and Jaime Russell, who proven on the basis of satisfactory evidence is the successor trustee(s) of The David G. and Gearldean Rose Family Trust, dated the 17th day of August, 2021, and that said document was signed by him/her on behalf of said trust by authority of the trust governing documents, and acknowledged to me that said trust executed the same.



 Notary Public
 Commission Expires: 3-28-26



EXHIBIT A

BEGINNING AT A POINT 1720.84 FEET SOUTH 00°53' WEST 628 FEET, NORTH 85°48'37" EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY AND RUNNING THENCE NORTH 87°45'54" EAST 369 FEET, THENCE SOUTH 01°27' EAST 499.35 FEET TO THE NORTH LINE OF THE COUNTY ROAD, THENCE WEST ALONG THE NORTH LINE OF THE COUNTY ROAD 345.18 FEET THENCE NORTH 459.4 FEET TO THE PLACE OF BEGINNING.

MORE CORRECTLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1720.84 FEET SOUTH 00°53' WEST AND 628 FEET NORTH 85°48'37" EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY AND RUNNING THENCE NORTH 87°45'54" EAST 369 FEET, THENCE SOUTH 01°27' EAST 499.35 FEET TO THE NORTH LINE OF THE COUNTY ROAD, THENCE WEST ALONG THE NORTH LINE OF THE COUNTY ROAD 345.18 FEET THENCE NORTH 459.4 FEET TO THE PLACE OF BEGINNING.