



W3328326

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Ville 1500, LLC
c/o Ville Property Management
9306 S. 1300 W
West Jordan, Utah 84088

E# 3328326 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
06-Jun-24 0133 PM FEE \$40.00 DEP TH
REC FOR: REPUBLIC COMMERCIAL TITLE COMPANY, I
ELECTRONICALLY RECORDED

ADDRESS FOR TAX NOTICES:

Ville 1500, LLC
c/o Ville Property Management
9306 S. 1300 W
West Jordan, Utah 84088

Parcel ID No. 08-103-0058

SW SW

SPECIAL WARRANTY DEED

THIS INDENTURE made as of June 5, 2024, for the consideration of Ten Dollars (\$10.00), and other valuable considerations, **D OGDEN HOTEL LLC**, a Utah limited liability company (“**Grantor**”), with an address of 8762 Preston Trace Blvd., Frisco, Texas 75033, hereby grants, bargains, sells, conveys and warrants to **VILLE 1500, LLC**, a Utah limited liability company (“**Grantee**”), with an address 9306 S. 1300 W, West Jordan, Utah 84088, the following described real property situated in Weber County, Utah (the “**Property**”):

See legal description set forth in Exhibit “A” attached and incorporated by this reference.

TOGETHER WITH all improvements, buildings, structures and fixtures located thereon; and all right, title and interest of Grantor, if any, in and to the following: (a) all easements, if any, to the extent benefiting the Property (but not in derogation of Grantor’s continued ability to utilize easement rights benefiting other lands of Grantor); (b) all rights, benefits, privileges and appurtenances directly pertaining to the Property, including any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property and the strips, gaps or gores, if any, between the Property and abutting property (and in each case not part of other separately subdivided lands of Grantor); (c) all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and (d) all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property to the extent the foregoing items are owned by Grantor.

PROVIDED, HOWEVER, that this conveyance is made subject to any lien for real estate taxes and assessments for the year 2024 and subsequent periods, easements, restrictions, rights of way and any other matters of record, and all building, signage and zoning ordinances, laws, regulations and restrictions by or of municipal and other governmental authorities.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT "A"Legal Description of Property

PARCEL 1:

Beginning at a point on the West right of way line of 1500 West Street, said point being South 0°16'00" West 942.60 feet along the North-South quarter Section line and North 87°35'00" West 3.95 feet from the North quarter corner of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian; said point being the South line of property conveyed to Allen G. Nel and Colonel Doner by Warranty Deed recorded as Entry No. 809608 in Book 1354, at Page 253, of Official Records; and running thence North 87°35'00" West 495.91 feet along said South line; thence South 3°02'10" West 406.26 feet to the South line of said Northeast quarter of the Northwest quarter; thence North 89°37'13" East 408.06 feet along the South line of said Northeast quarter of the Northwest quarter to the Westerly line of David Grow et al. property; thence North 19°25'34" East 338.82 feet to the East line of said Northwest quarter; thence North 0°16'00" East 52.60 feet along said East line of a point on the West right of way line of 1500 West Street, said point also being on a 1687.02 foot radius curve to the right (radius point bears North 71°45'48" East); thence Northerly along said curve and said right of way line 12.57 feet to the point of beginning.

PARCEL 1A:

The following described right of way as shown in that certain Special Warranty Deed recorded May 12, 1988, as Entry No. 1046187, in Book 1539, at Page 1205, of Official Records described as follows:

A part of the Northeast quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point South 0°16'00" West 954.39 feet (962.40 feet Deed) along the North-South quarter Section line from the North quarter corner of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said point also being on the Westerly right of way line of 1500 West Street; and running thence South 22°34'00" East along said right of way line 43.50 feet; thence South 77°13'25" West 17.32 feet to the East line of the Northwest quarter of said Section 13; thence North 0°16'00" East along said East line 44.00 feet to the point of beginning.