

Recording Requested by:
First American Title Insurance Company
1795 E Legend Hills Drive, Ste 100
Clearfield, UT 84015
(801)825-1313



Mail Tax Notices to and
AFTER RECORDING RETURN TO:
RED LYNC, LLC
2702 N Burns Lane
Ogden, UT., 84414

E# 3345965 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
31-Oct-24 0448 PM FEE \$40.00 DEP LC
REC FOR: FIRST AMERICAN TITLE - LEGEND HILL
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **14253-6303085 (se)**
A.P.N.: **19-008-0015**

SPB Ventures II LLC limited liability company, Grantor, of **Ogden, Weber** County, State of **UT**, hereby CONVEY AND WARRANT to

Red Lync, LLC, Grantee, of **Ogden, Weber** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

PARCEL 1:

DESCRIBED AS FOLLOWS: PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT SOUTHEAST CORNER OF SAID SECTION 20, AND RUNNING THENCE SOUTH 90° WEST 2640 FEET; THENCE NORTH 0° EAST 4785 FEET; THENCE NORTH 90° EAST 908 FEET THENCE SOUTH 12°40' EAST 822.24 FEET; THENCE SOUTH 87°55' EAST 562 FEET; THENCE SOUTH 0°53' EAST 1322.42 FEET, THENCE NORTH 90° EAST 969.68 FEET THENCE SOUTH 0° EAST 2640.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED TO CON L. WILCOX AND JERILYN J. WILCOX ON THAT CERTAIN WARRANTY DEED RECORDED APRIL 30, 2021 AS ENTRY NO. 3149480 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 89°17'08" WEST 987.23 FEET ALONG THE QUARTER SECTION LINE FROM A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°17'08" WEST 1666.29 FEET ALONG THE QUARTER SECTION LINE TO A 2"

STEEL POST REPRESENTING THE CENTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°56'47" EAST 2123.22 FEET ALONG A FENCE LINE REPRESENTING THE QUARTER SECTION LINE TO A FENCE "T", SAID POINT BEING SOUTH 0°56'47" WEST 509.77 FEET ALONG THE QUARTER SECTION LINE FROM A WEBER COUNTY BRASS CAP REPRESENTING THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°19'18" EAST 921.21 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 13°09'26" EAST 819.48 FEET ALONG A FENCE LINE TO A FENCE LINE; THENCE SOUTH 86°49'48" EAST 562.23 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 1°40'04" WEST 1304.30 FEET ALONG A FENCE LINE TO THE QUARTER SECTION LINE, BEING POINT OF BEGINNING.

PARCEL 2:

A 30 FOOT RIGHT OF WAY EASEMENT AS DISCLOSED ON THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 30, 2021 AS ENTRY NO. 3187568 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 0°53'44" WEST 30.00 FEET ALONG THE QUARTER SECTION LINE; THENCE NORTH 89°17'08" WEST 1057.14 FEET; THENCE NORTH 0°42'52" EAST 30.00 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89°17'08" EAST 1057.23 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this **October 31, 2024**.

SPB Ventures II LLC limited liability company



Patrick Biesinger Burns

STATE OF UT.)
)
 COUNTY OF DAVIS))Ss.

On 10/31 , 20 24 , personally appeared before me, **Patrick Biesinger Burns authorized signor of SPB Ventures II LLC limited liability company**, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

(Printed Name)

My Commission expires: 3/20/28

{Seal or Stamp}

