



\*W3256507\*

When recorded mail to (Tax Mailing Address):  
Grantee  
11650 South State Street  
Suite 300  
Draper, UT 84020  
MTC File No. 324091

E# 3256507 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
23-Sep-22 0940 AM FEE \$40.00 DEP SLV  
REC FOR: MERIDIAN TITLE COMPANY  
ELECTRONICALLY RECORDED

### WARRANTY DEED

Pinebrook, L.L.C., a Utah limited liability company, who acquired title as Pinebrook L.L.C., a Utah limited liability company GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Pinebrook, L.L.C., a Utah limited liability company,

as GRANTEE(S), the following real property located in Weber County, State of Utah, described as:

A Parcel of Land lying within the Southeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah, more particularly described as follows:

Commencing at a brass cap Monument marking the centerline intersection of Washington Blvd. and North Street, from which a brass cap Monument at the centerline of Harrisville Ave. and North Street Bears North 89°9'45" West, 1,341.21 feet; thence North 89°9'45" West, a distance of 66.00 feet to a point on the West right-of-way of Washington Blvd.; thence North 0°50'15" East along said right-of-way, a distance of 42.99 feet to the point of beginning; thence South 0°50'15" West along said right-of-way, a distance of 601.52 feet to a found iron pin; thence North 89°16'31" West a distance of 210.11 feet to a found iron pin on the West edge of canal; thence South 25°23'36" West along said West edge of canal, a distance of 85.50 feet to a found iron pin; thence North 89°29'45" West, a distance of 369.66 feet; thence North 0°0'0" West, a distance of 195.69 feet; thence North 13°13'08" West, a distance of 301.29 feet; thence North 0°03'18" East, a distance of 189.46 feet; thence South 89°31'54" East, a distance of 693.94 feet to the point of beginning.

Less and Excepting:

A parcel of land lying within the Southeast 1/4 of Section 8, Township 6 North, Range 1 West, Salt lake Base and Meridian, Weber County, Utah, more particularly described as follows:

Commencing at a brass cap monument, marking the centerline intersection of Washington Blvd. and North Street, from which, a brass cap monument marking the centerline intersection of Harrisville Ave. and North Street, bears North 89°09'45" West a distance of 1341.21 feet; thence North 89°09'45" West, a distance of 66.00 feet to the

West right-of-way of Washington Blvd.; thence North 00°50'15" East along said right-of-way, a distance of 42.99 feet to the Real Point of Beginning;

Thence South 00°50'15" West along said right-of-way, a distance of 69.23 feet to a point on the South right-of-way of proposed North Street; thence along said South right-of-way the following 3 courses and distances, 1) North 80°54'57" West a distance of 63.14 feet to a point of curvature to the right; 2) thence along the arc of said curve, a distance of 43.20 feet, said curve having a radius of 220.00 feet, a central angle of 11°15'03", subtended by a chord that bears North 75°17'27" West a distance of 43.13 feet to the curve end; 3) thence North 69°39'57" West, a distance of 144.66 feet; thence South 89°31'54" East, a distance of 240.73 feet to the Real Point of Beginning.

Tax Parcel No. 11-035-0040

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

*[Signatures on following page]*





**EXHIBIT "A"**  
**Legal Description of Property**

A parcel of land lying within the Southeast 1/4 of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah, more particularly described as follows:

Commencing at a brass cap monument marking the centerline intersection of Harrisville Avenue and North Street, from which a brass cap monument at the intersection of Washington Blvd. and North Street bears North 89° 09' 45" East a distance of 1341.21 feet; thence South 89° 09' 45" East 373.91 feet and South 24.27 feet to the real point of beginning; thence Northeasterly a distance of 39.68 along the arc of a 189.54 foot radius curve to the left; said curve having a central angle of 11° 59' 46", subtended by a chord that bears North 71° 52' 35" East a distance of 39.61 feet; thence North 65° 52' 42" East a distance of 82.58 feet to a point of curvature of a 214.00 foot radius curve to the right; thence Northeasterly a distance of 45.71 feet along the arc of said curve, having a central angle of 12° 14' 20", subtended by a chord that bears North 71° 59' 52" East a distance of 45.63 feet to a point of intersection with a non-tangent line; thence South 89° 31' 54" East a distance of 51.50 feet; thence South 00° 03' 18" West a distance of 189.46 feet; thence South 13° 13' 08" East a distance of 301.29 feet; thence South a distance of 195.69 feet; thence North 89° 29' 45" West a distance of 289.88 feet; thence North 24° 54' 45" West a distance of 317.01 feet; thence North 64° 51' 17" East a distance of 197.26 feet; thence North 20° 26' 15" West a distance of 111.00 feet; thence North 02° 49' 57" East a distance of 140.99 feet to the real point of beginning.

The following is shown for information purposes only: 11-035-0049 *VF*