

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]

In witness whereof, the grantors have executed this instrument this  $22^{nd}$  day of September, 2022.

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

Greg Rindlisbacher	ORIGINED
Greg Rindlisbacher, Ma	nager
STATE OF UTAH	)
	:SS
COUNTY OF Salt Lake	)

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of September, 2022, by Greg Rindlisbacher the Manager of Pinebrook, L.L.C., a Utah limited liability company.

Joratran lvins	DIGTS LY SIONED
Notary Public	



Online Notary Public. This notarial act involved the use of online audio/video communication technology.

\*W2402552\*

E# 2402552 PG 1 OF 2

ERNEST D ROWLEY, WEBER COUNTY RECORDER
03-APR-09 1052 AM FE \$13.00 DEP SC

REC FOR: TITLE WEST - SLC

ELECTRONICALLY RECORDED

## WHEN RECORDED RETURN TO:

Name: Address: Pinebrook L.L.C. 2785 West 9000 South

West Jordan, Utah 84095

## WARRANTY DEED

(Corporate Form)

Pinebrook II L.L.C., a Utah limited liability company for the purposes of winding up its affairs, GRANTOR, hereby CONVEY(S) AND WARRANT(S) to Pinebrook, L.L.C., a Utah limited liability company, GRANTEE, for the sum of Ten dollars (\$10.00) and other good and valuable considerations, the following tract(s) of land in Salt Lake County, State of Utah, described as follows:

See Attached EXHIBIT, "A" of o and 11-076-049
also known by street and number as: 318 North Harrisville Road, Ogden, Utah 84404
Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-Of-Way, Covenants, Conditions and Restrictions now of record.
IN WITNESS WHEREOF, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer(s) this day of April, 2009
Pinebrook II L.L.C., a Utah limited liability company
By: D-VIII Family, LLC, a Utah limited liability company, its Manager  By: Dale L. Rindlisbacher, Manager
The foregoing instrument was acknowledged before me this
COMM. EXPINES & 14 ESS

File Number: 42785
Title West Title Company
Warranty Deed (Corporation)
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## 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

File Number: 42785
Title West Title Company
Warranty Deed (Corporation)
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