



W3185489

Mail Tax notice to:
Grantee
2444 Washington Boulevard
Ogden, UT 84401
MNT File No.: 86363
Tax ID No.: 01-010-0009
Tax ID No.: 01-010-0048
Tax ID No.: 01-010-0055
Tax ID No.: 01-010-0059

E# 3185489 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
21-Sep-21 0426 PM FEE \$40.00 DEP TN
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

WARRANTY DEED

Mckay Comm 26th #1, LLC, a Utah limited liability company

GRANTOR of Roy, State of Utah, hereby CONVEYS and WARRANTS TO:

457 26th Street, LLC, a Utah limited liability company

GRANTEE of 2444 Washington Boulevard, Ogden, UT 84401 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of Utah:

Parcel 1: 01-010-0009

Part of Lot 2, Block 12, Plat A, Ogden City Survey: Beginning 18 feet West from the Northeast corner of said Lot 2, and running thence West 114 feet to the Northwest corner of said lot 2; thence South 73.4 feet; thence East 132 feet; thence North 25.07 feet; thence West 18 feet; thence North 47 feet 4 inches to beginning.

Together with a right of way for all purposes of ingress and egress, as conveyed by that certain Warranty Deed, recorded January 16, 1915, in Book 75 at Page 369, being more particularly described as follows: Beginning at the Northeast corner of Lot 1, Block 12, Plat A, Ogden City Survey, and running thence West 118 feet; thence South 47 feet and 4 inches, more or less; thence East 10 feet; thence North 30 feet; thence North 45° East 10 feet, more or less to the North line of Lot 1, Block 12, Plat A, Ogden City Survey; thence East to the East line of said Lot 1; thence North 10 feet to the point of beginning.

Parcel 2: 01-010-0048

All of Lot 9, Block 12, Plat "A", Ogden City Survey, according to the official plat thereof on file and of record in the office of the Weber County Recorder.

Together with a right of way, as conveyed by that certain Warranty Deed, recorded September 26, 1945, as Entry No. 96900, in Book 216 at Page 461, being more particularly described as follows: A

part of Lots 8 and 9, Block 12, Plat A, Ogden City Survey: Beginning at a point 6 feet East of the Northwest corner of said Lot 9, and running thence South 300 feet to the South line of said Lot 9; thence West 12 feet; thence North 330 feet to the North line of said Lot 8; thence East 12 feet to the place of beginning.

Parcel 3: 01-010-0055

A part of Lot 10, Block 12, Plat A, Ogden City Survey; Beginning at a point 7 rods North of the Southeast corner of said Lot 10, and running thence North 89.5 feet to a point 40 feet North of the Southeast corner of the North half of said Lot 10; thence West 132 feet to the West line of said Lot; thence South 89.5 feet to a point West of beginning; thence East 132 feet to the place of beginning.

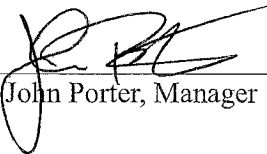
Parcel 4: 01-010-0059

A part of Lot 10, Block 12, Plat A, Ogden City Survey: Beginning at the Southeast corner of said Lot 10, and running thence North 37.5 feet; thence West 132 feet; thence South 37.5 feet; thence East 132 feet to the place of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

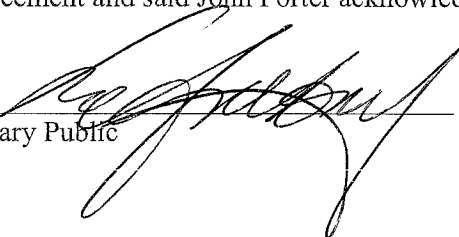
WITNESS, the hand(s) of said grantor(s), September 21 2021.

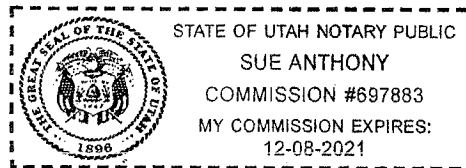
Mckay Comm 26th #1, LLC, a Utah limited liability company


By: John Porter, Manager

State of Utah, County of Davis)ss:

On this date, September 21, 2021, personally appeared before me John Porter, who being by me duly sworn did say that he is the Manager Mckay Comm 26th #1, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said John Porter acknowledged to me that said limited liability company executed same.


Notary Public



LEGAL DESCRIPTION

Order No. **6-098208**

The North 40.5 feet of the South 115.5 feet of Lot 10, Block 12, Plat A, Ogden City Survey,
Weber County, State of Utah.

Parcel No.: **01-010-0057**