



W2827281

EH 2827281 PG 1 OF 5
LEANN H KILTS, WEBER COUNTY RECORDER
18-NOV-16 11:22 AM FEE \$26.00 DEP JKC
REC FOR: KURT JOHNSON

WHEN RECORDED MAIL TO:
MMC INVESTMENTS, LLC Series - R09
405 East 6220 South
Murray, UT 84107

WARRANTY DEED

MMC INVESTMENTS, LLC, a Utah Limited Liability Company, as GRANTOR, hereby

CONVEYS AND WARRANTS TO

MMC INVESTMENTS, LLC Series – R09, a Utah Series Limited Liability Company, as GRANTEE, of 405 East 6220 South, Murray, UT 84107, for the sum of Ten and NO/100 (\$10.00) dollars, and other good and valuable consideration, the following described real property located in Weber County, State of Utah:

See attached Exhibit "A" for legal description.

TOGETHER WITH all improvements and appurtenances thereunto belonging.
SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand of said GRANTOR on this 29th day of September, 2016.

MMC INVESTMENTS, LLC

BY: Marilyn M. Smith
MARILYN M. SMITH, Manager

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 29th day of September, 2016, personally appeared before me MARILYN M. SMITH, Manager of MMC INVESTMENTS, LLC a Utah Limited Liability Company, the signer of the foregoing WARRANTY DEED, who duly acknowledged to me that she executed the same.

Sarah Fairchild
Notary Public

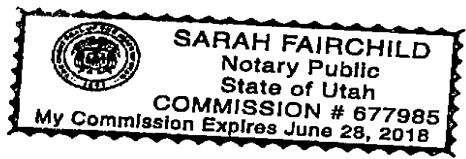


EXHIBIT "A"

PARCEL I:

Part of Lot 1, Section 16, Township 5 North, Range 2 West, Salt Lake Base and Meridian, US Survey and part of the Northeast Quarter of said Section 16, described as follows:

Beginning at a point on the West right of way line of 3500 West Street said point being North 89°38'53" West along the Section line 55.00 feet and South 00°18'08" West 227.50 feet from the Northeast corner of said Section 16; thence along said West line South 00°18'08" West 73.50 feet; thence North 89°38'53" West 152.00 feet; thence North 00°18'08" East 73.50 feet; thence South 89°38'53" East 152.00 feet to the point of beginning. Together with a Sixteen (16) foot right of way for ingress and egress. Also, granting nonexclusive rights to lay and maintain public utilities along over and under the following described property:

Beginning at a point on the West right of way line of 3500 West Street which point is also North 89°38'53" West 55.00 feet along a section line and South 0°18'08" West 317.00 feet from the Northeast corner of Section 16, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°38'53" West 152.00 feet; thence North 0°18'08" East 16.00 feet; thence South 89°38'53" East 152.00 feet to the West right of way line of said 3500 West Street; thence along said West right of way line South 0°18'08" West 16.00 feet to the point of beginning.

Approximately 0.26 acres.

Parcel #: 09-072-0070 - **DB**

PARCEL II:

Part of lot 1, located in the Northeast Quarter of Section 16, Township 5 North, Range 2 West, Salt Lake Base & Meridian US Survey:

Beginning at a point North 89°38'53" West along the Section Line 55.00 feet and South 00°18'08" West 227.50 feet from the Northeast Corner of said Section 16, said point also known as the Northeast Corner of that certain property described in Warranty Deed, by and between Mckay Dee Hospital Credit Union, as Grantor, and Durling Inc, as Grantee, recorded June 2, 1999, as Entry No 1640825, in Book 2015, at Page 2589 of Official Records; thence south 00°18'08" West 89.50 feet to the boundary line of Country Meadows Commercial Subdivision, thence East 5 feet more or less to the West boundary line of the Roy City Parcel, which parcel is described in Quit Claim Deed recorded August 17, 1987 as Entry No 1022026, in Book 1524, at Page 340, thence North along the West line of the Roy City Parcel 89.50 feet more or less, to a point East of the point of beginning; thence South 89°59'03" West 4.528 feet, more or less to the point of beginning.

Approximately 0.01 acres.

Parcel #: 09-072-0059 - **B**

EXHIBIT "A" Continued

PARCEL III:

Beginning at a point on the West right of way line of 3500 West Street which point is also North 89°38'53" West 55.00 feet along a Section Line and South 0°18'08" West 317.00 feet from the Northeast Corner of said Section 16, Township 5 North, Range 2 West, Salt Lake Base & Meridian, and running thence North 89°38'53" West 152.00 feet; thence North 0°18'08" East 16.00 feet; thence South 89°38'53" East 152.00 feet to the West right of way of said 3500 West Street; thence along said West right of way South 0°18'08" West 16.00 feet to the point of beginning.

Both together with a sixteen foot right of way for ingress & egress. Also; granting nonexclusive right to lay & maintain public utilities along and over & under the following described property:

Beginning at a point on the West right of way line of 3500 West Street, said point being North 89°38'53" West along the Section Line 55.00 feet and South 00°18'08" West 317.00 feet from the Northeast Corner of said Section 16; thence along said West line south 00°18'08" West 16.00 feet; thence North 89°38'53" West 152.00 feet, thence North 00d18'08" East 16.00 feet; thence South 89°38'53" East 152.00 feet to the point of beginning.

Containing approximately 0.06 acres.

Parcel #: 09-072-0072 *DB*

PARCEL IV:

Part of the Northeast Quarter of Section 16, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is South 641 feet South from the Northeast Corner of the Northeast Quarter of Section 16, and running thence West 345.2 feet; thence South 82 feet, thence East 200 feet, more or less, to the Westerly line of the property conveyed to Gary Clifford Eddy, etux by Deed recorded September 24, 1970, in Book 950, at Page 488, records of Weber County Utah; thence South 24°36'21" West 41.36 feet, thence East 155.35 feet to the east line of said Quarter Section to a point which is 1874.4 feet North from the Southeast Corner of said Quarter Section; thence North 119.6 feet to the point of beginning.

LESS AND EXCEPTING: part of the Northeast Quarter of Section 16, Township 5 North, Range 2 West, Salt Lake Base & Meridian, U S Survey; beginning at a point which is South 641 feet South from the Northeast Corner of said Northeast Quarter of Section 16; and running thence West 199 feet; thence South 82 feet, thence East 53.8 feet, more or less, to the Westerly line of property conveyed to Gary Clifford Eddy, etux by recorded September 24, 1970, in Book 950, at Page 488, records of Weber County, Utah; thence South 24°36'21" West 41.36 feet, thence East 155.35 feet to the East Line of said Quarter Section to a point which is 1874.4 feet North from the Southeast Corner of said Quarter Section, thence North 119.6 feet to the point of beginning.

Containing approximately 0.28 acres.

Parcel #: 09-072-0001 *DB*

More commonly known as: 4905 South 3500 West, Roy, Utah.

EXHIBIT "A" Continued

PARCEL V:

Part of the Northeast Quarter Of Section 16, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U S Survey;

Beginning at a point which is South 641 feet South from the Northeast Corner of said Northeast Quarter of Section 16, and running thence West 199 feet; thence South 82 feet; thence East 53.8 feet, more or less, to the westerly line of property conveyed to Gary Clifford Eddy, etux by Deed recorded September 24, 1970, in Book 950, at Page 488, records of Weber County, Utah; thence South 24°36'21" West 41.36 feet; thence East 155.35 feet to the east line of said Quarter Section to a point which is 1874.4 feet North from the Southeast Corner of said Quarter Section, thence North 119.6 feet to the point of beginning.

EXCEPTING therefrom the east 33 feet, for road purposes.

Containing approximately 0.41 acres.

Parcel #: 09-072-0066 ~~pp~~

More commonly known as: 4905 South 3500 West, Roy, Utah.

PARCEL VI:

All of Lot 1, COUNTRY MEADOWS COMMERCIAL SUBDIVISION, Roy City Weber County, Utah.

Containing approximately 2.17 acres.

Parcel #: ~~09-0467-0001~~

09-467-0001 ~~pp~~

PARCEL VII:

Part of Lot 2, COUNTRY MEADOWS COMMERCIAL SUBDIVISION, Roy City, Weber County, Utah. Described as follows:

Beginning at a point which is North 89°38'53" West 349.13 feet along the Section Line and South 0°21'07" West 40.00 feet from the Northeast Corner of Section 16, Township 5 North, Range 2 West, Salt Lake Base & Meridian, and running thence South 43°44'58" West 228.71 feet to a point on a 233.00 foot radius curve to the left, thence along the arc of said curve 176.68 feet (central angle = 43°26'50" chord bearing = North 22d01'33" East, chord length = 172.48 feet), thence North 0°18'08" East 5.90 feet to the proposed South Line of 4800 South Street; thence South 89°38'53" East 93.44 feet along said proposed South Line to the point of beginning.

Containing approximately 0.13 acres.

Parcel #: ~~09-0467-0002~~

09-467-0002 ~~pp~~

EXHIBIT "A" Continued

PARCEL VIII:

All of Lot 2, Country Meadows Commercial Subdivision, Roy City, Weber County, Utah.

EXCEPTING THEREFROM:

Beginning at a point which is NORTH 89°38'53" West 349.13 feet along the Section Line and South 0°21'07" West 40.00 feet from the Northeast Corner of Section 16, Township 5 North, Range 2 West, Salt Lake Base & Meridian; and running thence South 43°44'58" West 228.71 feet to a point on a 233.00 foot radius curve to the left; thence along the arc of said curve 176.68 feet (central angle = 43°26'50", chord bearing = North 22°01'33" East, chord length = 172.48 feet), thence North 0°18'08" East 5.90 feet to the proposed South line of 4800 South Street, thence South 89°38'53" East 93.44 feet along said proposed South Line to the point of beginning.

Containing approximately 4.84 acres.

Parcel #: 09-467-0003 *DB*

PARCEL IX:

Part of Lot 1, Section 16, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U. S. Survey:

Beginning at a point South 641 feet from the Northeast Corner of said Section 16 and running thence West 345.20 feet; thence North 215 feet; thence East 345.20 feet to the Section line; thence South 215 feet to the point of beginning.

EXCEPTING: that portion contained within 3500 West Street.

Containing approximately 1.54 acres.

Parcel #: 09-072-0004 *DB*

More commonly known as: 4885 South 3500 West, Roy, Utah.