



W3014603

Mail Recorded Deed and Tax Notice To:
Weber School Development, LLC, a Utah limited liability company
290 N Flint St, Ste A
Kaysville, UT 84037

E# 3014603 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
05-Nov-19 0155 PM FEE \$40.00 DEP ZG
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 110071-CAP

WARRANTY DEED

MMC Investments, LLC Series - R09, a Utah Series Limited Liability Company

GRANTOR(S) of St. George, State of Utah, hereby Conveys and Warrants to

Weber School Development, LLC, a Utah limited liability company

GRANTEE(S) of Kaysville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 09-072-0070, 09-072-0059, 09-072-0072, 09-467-0001, 09-467-0002, 09-467-0003 and 09-072-0004 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 4th day of November, 2019.

MMC Investments, LLC Series - R09, a Utah Series Limited Liability Company

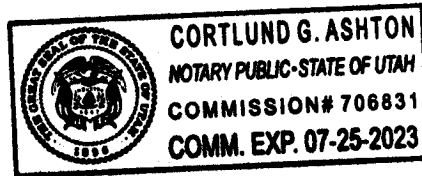
BY: Marilyn M. Smith
Marilyn M Smith
Manager

STATE OF UTAH

COUNTY OF SALT LAKE
4th day of ~~October~~ November, 2019

On the 4th day of ~~October~~ November, 2019, personally appeared before me Marilyn M Smith, who acknowledged themselves to be the Manager of MMC Investments, LLC Series - R09, a Utah Series Limited Liability Company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Cortlund G. Ashton
Notary Public



①
d.s.
BT

EXHIBIT A
Legal Description

A parcel of land, situate in the Northeast quarter of Section 16, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Roy, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of Midland Drive, said point being North 43°44'58" East 274.04 feet from the Northwest corner of Lot 1, Country Meadows Estates Subdivision Phase-2, said point being North 89°38'53" West 807.77 feet along the section line and South 521.66 feet from the Northeast corner of said Section 16, Township 5 North, Range 2 West and running thence North 43°44'58" East 435.44 feet along the Easterly line of Midland Drive; thence Northerly 175.53 feet along the arc of a 229.81 foot radius tangent curve to the left (center bears North 46°15'02" West and the long chord bears North 21°52'07" East 171.29 feet with a central angle of 43°45'43") along the Easterly line of Midland Drive; thence North 00°18'08" East 5.90 feet, more or less, to the South line of 4800 South Street; thence South 89°38'53" East 235.61 feet along the South line of 4800 South Street; thence South 00°17'26" West 211.00 feet; thence South 89°38'53" East 157.01 feet, more or less, to the West line of 3500 West Street; thence South 00°19'16" West 175.04 feet along the West line of 3500 West Street; thence South 00°18'08" West 86.95 feet along the West line of 3500 West Street; thence North 89°41'52" West 561.30 feet; thence South 66°46'33" West 20.04 feet; thence North 89°41'52" West 175.34 feet to the point of beginning.

09-467-0004 ✓ BK

(09-072-0004, 0059, 0070 & 0072, 09-467-0001, 0002 & 0003



W3034042

Mail Recorded Deed and Tax Notice To:
Weber School Development, LLC, a Utah limited liability company
290 N Flint St.
Kaysville, UT 84037

E# 3034042 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
10-Feb-20 1009 AM FEE \$40.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 122161-TOF

QUIT CLAIM DEED

MMC Investments, LLC Series – R09, a Utah series limited liability company
GRANTOR(S) of St. George, State of Utah, hereby Quit-claims to
Weber School Development, LLC, a Utah limited liability company

GRANTEE(S) of Kaysville, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Weber** County, State of Utah:

See Exhibit A attached hereto

TAX ID NO.: 09-467-0004 & 09-467-0005 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this Feb. 3, 2020.

MMC Investments, LLC Series – R09, a Utah series limited liability company

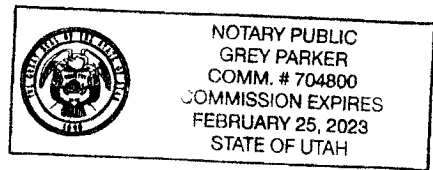
BY: Marilyn M. Smith
Marilyn M. Smith
Manager

STATE OF UTAH

COUNTY OF Salt Lake

On the Feb. 3, 2020, personally appeared before me Marilyn M. Smith, who acknowledged herself to be the Manager of MMC Investments, LLC Series – R09, a Utah Series limited liability company, and that she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

EXHIBIT A
Legal Description

Proposed Lot 1 Bridge Elementary Subdivision

A part of the Northwest Quarter of Section 16, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Roy City, Weber County, Utah
Beginning at a point on the South right-of-way line of 4800 South Street, said point being 206.89 feet North 89°38'53" West along the Section line and 40.00 feet South 0°21'07" West from the Northeast Corner of said Section 16: thence South 0°18'08" West 187.50 feet; thence South 89°38'53" East 157.00 feet to the West right-of-way line of 3500 West Street (SR-108); thence five (5) courses along said West line as follows: (1) South 0°18'12" West (S 0°18'08" West Rec.) 89.50 feet; (2) North 89°38'53" West 5.00 feet; (3) South 0°18'12" West 109.04 feet; (4) South 89°41'52" East 22.00 feet; and (5) South 0°18'12" West 80.72 feet; thence North 89°41'52" West 758.52 feet; to the Easterly line of Midland Drive; thence three (3) courses along said Easterly line as follows: (1) North 43°44'58" East 414.56 feet to a point of curvature; (2) 176.68 feet Northerly along the arc of a 233.00 foot Radius curve to the left through a Delta Angle of 43°26'50", and Long Chord of North 22°01'33" East 172.48 feet; and (3) North 0°18'08" East 5.90 feet to said South line of 4800 South Street; thence South 89°38'53" East 235.60 feet along said South line to the point of beginning.

Contains: 220,021 sq.ft. or 5.051 acres (5.0 acres net after dedication)