

PRIOR 137119.KAC



W3162342

E# 3162342 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
21-Jun-21 0940 AM FEE \$40.00 DEP PCI
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Mall Recorded Deed and Tax Notice To:
Grantee
748 West Heritage Park Blvd. #203
Layton, UT 84041

SPECIAL WARRANTY DEED

Crossroads Nogden BP IV, LLC, a Utah limited liability company

GRANTOR(S) of Layton, State of Utah, hereby Conveys and Warrants against all who claim by, through or under the grantor to

TGC CROSSROADS NOGDEN BP, LLC, a Utah limited liability company as to an undivided 50% interest and NOGDEN PARTNERS, LLC, a Utah limited liability company as to an undivided 50% interest as tenants in common.

GRANTEE(S) of 748 West Heritage Park Blvd. #203, Layton, UT 84041

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 and made a part hereof.

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 2021 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 18 day of June 2021.

Crossroads Nogden BP IV, LLC a Utah limited liability company

By: TGC Crossroads Nogden BP, LLC
Its: Manager

By: Michael R. Christensen
Michael R. Christensen, Manager


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.

By: Nogden Partners, LLC
Its: Manager

By: Christopher W. Hatch
Christopher W. Hatch, Manager

State of Utah
County of

On June 10, 2021, personally appeared before me Michael R. Christensen as Manager of TGC Crossroads Nogden BP, LLC and Christopher W. Hatch as Manager Nogden Partners, LLC which are the respective Managers of Crossroads Nogden BP IV, LLC, a Utah limited liability company and that they as said Managers, being authorized to do, did execute the foregoing instrument for and on behalf of Crossroads Nogden BP IV, LLC, a Utah limited liability company for the purposes contained herein.



Notary Public

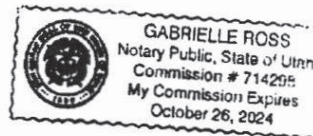


Exhibit "A"

ALL OF 702, NORTH POINTE CENTER SUBDIVISION 7TH AMENDMENT, NORTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

18-162-0002