



W3171363

WHEN RECORDED RETURN TO:

CW Land Co., LLC
Attn: Legal Department
1222 W. Legacy Crossing Blvd., STE 6
Centerville, UT 84014

E# 3171363 PG 1 OF 6
Leann H. Kilts, WEBER COUNTY RECORDER
28-Jul-21 0957 AM FEE \$40.00 DEP DAK
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

CT-139838-CAF
Affecting Parcel No(s): 21-005-0049, 21-005-0048
21-009-0001, 21-009-0002, 21-005-0043

MEMORANDUM OF RIGHT OF FIRST REFUSAL

BY THIS MEMORANDUM OF RIGHT OF FIRST REFUSAL (“Memorandum”), entered into as of the 26th day of July, 2021, among **Helen S. Hansen, Trustee of the RALPH H. HANSEN AND HELEN S. HANSEN LIVING TRUST, U/A dated April 29, 2017** (“Hansen”), and **CW Land Co., LLC**, a Utah limited liability company, or assigns (“CW Land”), the parties declare and agree as follows:

A. Hansen, as the owner of certain real property located in Weber County, Utah, as more particularly described on **Exhibit A** attached hereto (the “Property”), has executed a Right of First Refusal Agreement of even date herewith (the “ROFR Agreement”).

B. Under the ROFR Agreement, Hansen has granted to CW Land a right of first refusal to purchase the Property, as more particularly described in the ROFR Agreement.

C. The terms and conditions of the ROFR Agreement are hereby incorporated into this Memorandum, as if set forth in full herein, and Hansen hereby consents to the recording of this Memorandum to serve as constructive notice of the terms and conditions of the ROFR Agreement. The ROFR Agreement shall terminate only in accordance with the provisions of the ROFR Agreement.

[Signatures and notary acknowledgments appear on following page]

HANSEN:

Helen S. Hansen, Trustee of the RALPH H. HANSEN
AND HELEN S. HANSEN LIVING TRUST, U/A dated April 29, 2017

Helen S. Hansen
Helen S. Hansen, Trustee of the RALPH H. HANSEN
AND HELEN S. HANSEN LIVING TRUST, U/A dated April 29, 2017

STATE OF UTAH)
)
COUNTY OF DAVIS) :ss

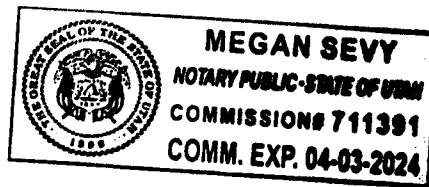
On this 26 day of July, 2021, before me personally appeared Helen S. Hansen whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that she is the Trustee of the RALPH H. HANSEN AND HELEN S. HANSEN LIVING TRUST, U/A dated April 29, 2017, and that the foregoing document was signed by her on behalf of said living trust in her capacity as Trustee.

WITNESS my hand and official seal.

Megan Sevy
Notary Public for the State of Utah

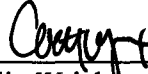
(seal)

My Commission Ends: 4/3/2024



CW LAND:

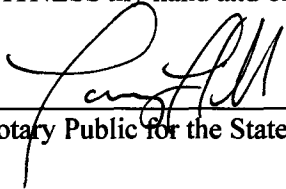
CW LAND CO., LLC,
a Utah limited liability company

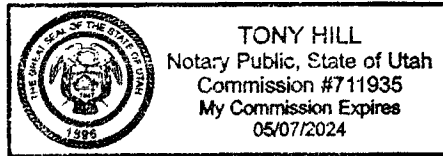
By: 
Name: Colin Wright
Title: Manager

STATE OF UTAH)
) :SS
COUNTY OF DAVIS)

On this 26 day of July, 2021, before me personally appeared Colin Wright who indicated to me that he is the Manager of CW Land Co., LLC, a Utah limited liability company, and that he duly acknowledged to me that he executed the foregoing instrument as a free and voluntary act for an on behalf of the said limited liability company.

WITNESS my hand and official seal.


Notary Public for the State of Utah



(seal)

My Commission Ends: 05/07/24

Exhibit A
Legal Descriptions

Parcel 1:

A parcel of land lying and situate in the South Half of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising the adjusted 24.79 acres of Weber County Tax Parcels 21-005-0049 and 21-005-0048. Basis of Bearing for subject parcel being North 89°55'06" West 1457.00 feet (measured) between the Weber County brass cap witness monument near the intersection of 7900 East Street and Stoker Lane and, the Weber County brass cap monument witnessing the South Quarter Corner of said Section 6. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's brass cap witness monument to the South Quarter Corner of said Section 6, thence North 89°46'57" West 210.80 feet to the purported South Quarter Corner of said Section 6; Thence North 01°31'28" East 1330.82 feet coincident with the west line of the Southeast Quarter of the Southeast Quarter of said Section 6 to the number five rebar and cap stamped "PLS 3456548" marking the C-S 1/16th corner; Thence North 88°53'36" East 115.13 feet coincident with the north line of said sixteenth section to a number five rebar and cap stamped "PLS 3456548" and the TRUE POINT OF BEGINNING;

Thence continuing coincident with said sixteenth section line North 88°53'36" East 393.66 feet to the northwest corner of Weber County Tax Parcel 21-005-0040 and a number five rebar and cap stamped "PLS 3456548"; Thence the following two (2) courses coincident with the perimeter of said parcel and the prolongation thereof, 1) South 01°06'24" East 311.50 feet to a number five rebar and cap stamped "PLS 3456548"; 2)

North 88°39'34" East 1295.30 feet to the southeast corner of Weber County Tax Parcel 21-005-0045 and a number five rebar and cap stamped "PLS 3456548"; Thence South 31°05'21" West 370.38 feet; Thence South 01°20'55" East 26.08 feet to the northeast corner of Weber County Tax Parcel 21-005-0029; Thence the following two (2) courses coincident with the perimeter of said parcel 1) South 88°41'52" West 335.75 feet to a number five rebar and cap stamped "PLS 3456548"; 2) South 00°56'35" East 124.18 feet to a point on the north boundary of Weber County Tax Parcel 21-005-0050 and a number five rebar and cap stamped "PLS 3456548"; Thence the following two (2) courses coincident with said parcel 1) South 89°03'25" West 205.16 feet to a number five rebar and cap stamped "PLS 3456548"; 2) South 13°05'00" East 127.19 feet to a number five rebar and cap stamped "PLS 3456548"; Thence South 57°33'16" West 301.48 feet to a number five rebar and cap stamped "PLS 3456548"; Thence South 58°07'38" West 374.39 feet to a number five rebar and cap stamped "PLS 3456548"; Thence North 29°46'16" West 260.00 feet to a number five rebar and cap stamped "PLS 3456548"; Thence South 72°25'12" West 259.47 feet to a number five rebar and cap stamped "PLS 3456548"; Thence North 02°22'32" West 1088.90 feet to the point of beginning.

Parcel 3:

A parcel of land lying and situate in the South Half of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising an adjusted 3.08 acres of Weber County Tax Parcels 21-005-0048, 21-005-0049, 21-009-0001 and 21-009-0002. Basis of Bearing for subject parcel being North 89°55'06" West 1457.00 feet (measured) between the Weber County brass cap witness monument in the intersection of 7900 East Street and Stoker Lane and the Weber County brass cap monument witnessing the South Quarter Corner of said Section 6. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's brass cap witness monument to the South Quarter Corner of said Section 6, thence North 89°46'57" West 210.80 feet to the purported South Quarter Corner of said Section 6; Thence South 77°43'09" West 1230.64 feet to a number five rebar and cap stamped "PLS 3456548" and the TRUE POINT OF BEGINNING;

Thence North 89°23'15" East 324.42 feet to a number five rebar and cap stamped "PLS 3456548"; Thence South 00°36'45" East 413.08 feet to a number five rebar and cap stamped "PLS 3456548"; Thence South 89°23'15" West 324.97 feet to a number five rebar and cap stamped "PLS 3456548"; Thence North 00°36'45" West 191.60 feet to a number five rebar and cap stamped "PLS 3456548"; Thence North 00°28'12" West 221.48 feet to the point of beginning.

Parcel 4:

A parcel of land lying and situate in the South Half of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising an adjusted 3.00 acres of Weber County Tax Parcels 21-005-0048, 21-005-0049, 21-009-0001 and 21-009-0002. Basis of Bearing for subject parcel being North 89°55'06" West 1457.00 feet (measured) between the Weber County brass cap witness monument in the intersection of 7900 East Street and Stoker Lane and the Weber County brass cap monument witnessing the South Quarter Corner of said Section 6. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's brass cap witness monument to the South Quarter Corner of said Section 6, thence North 89°46'57" West 210.80 feet to the purported South Quarter Corner of said Section 6; Thence South 00°11'47" East 1144.47 feet; Thence South 89°48'13" West 774.93 feet to a number five rebar and cap stamped "PLS 3456548" and the TRUE POINT OF BEGINNING;

Thence South 88°57'52" West 422.55 feet to a number five rebar and cap stamped "PLS 3456548"; Thence North 00°36'45" West 311.96 feet to a number five rebar and cap stamped "PLS 3456548"; Thence North 89°23'15" East 420.26 feet to a number five rebar and cap stamped "PLS 3456548"; Thence South 01°02'08" East 308.85 feet to the point of beginning.

Parcel 43

PARCEL OF LAND LYING AND SITUATE IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, COMPRISING THE ADJUSTED 6.02 ACRES OF WEBER COUNTY TAX PARCELS 21-005-0008 AND 21-005-0015. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 89D55'06" WEST 1457.00 FEET (MEASURED) BETWEEN THE WEBER COUNTY BRASS CAP WITNESS MONUMENT IN THE INTERSECTION OF 7900 EAST STREET AND STOKER LANE AND THE WEBER COUNTY BRASS CAP MONUMENT WITNESSING THE SOUTH QUARTER CORNER OF SAID SECTION 6. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEBER COUNTY SURVEYORS BRASS CAP WITNESS MONUMENT TO THE SOUTHEAST CORNER OF SAID SECTION SAID MONUMENT BEING IN THE INTERSECTION OF 7900 EAST STREET AND STOKER LANE, THENCE NORTH 07D48'25" WEST 1340.66 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED LS 356548 AND THE TRUE POINT OF BEGINNING. THENCE SOUTH 26D10'34" WEST 144.06 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED LS 356548, THENCE SOUTH 41D30'00" WEST 200.34 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED LS 356548 THENCE SOUTH 88D39'34" WEST 739.48 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED LS 356548, THENCE NORTH 01D06'24" WEST 311.50 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED LS 356548, THENCE NORTH 88D53'36" EAST 778.12 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED LS 356548, THENCE SOUTH 00D19'05" WEST 33.00 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED LS 356548, THENCE NORTH 88D53'36" EAST 163.83 FEET TO THE POINT OF BEGINNING.

Parcel No. 21-005-0043 (for reference purposes only)