



\*W3020444\*

When Recorded, Mail To:  
Crystal Inn Holdings, LLC  
Attn.: Legal Department  
185 S. State Street, Ste 1300  
Salt Lake City, UT 84111

E# 3020444 PG 1 OF 3  
Leann H. Kiltz, WEBER COUNTY RECORDER  
04-Dec-19 1009 AM FEE \$40.00 DEP DAC  
REC FOR: FIRST AMERICAN TITLE INSURANCE COI  
ELECTRONICALLY RECORDED

Parcel Nos: 04-029-0050 and 04-029-0051

(Space above this line for Recorder's Use)

**SPECIAL WARRANTY DEED**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CEDAR CITY CRYSTAL INN LLC, a Utah limited liability company (“Grantor”), hereby conveys and warrants against all who claim by, through, or under Grantor, but no others, to CRYSTAL INN HOLDINGS, LLC, a Utah limited liability company (“Grantee”), the real property situated in Weber County, Utah, and described on Exhibit A, which is attached hereto and incorporated herein by this reference (the “Property”).

TOGETHER WITH all tenements, hereditaments, and appurtenances belonging or in any wise appertaining thereto.

SUBJECT TO current taxes and assessments, zoning laws, rules and regulations, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or enforceable at law or equity.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 24<sup>th</sup> day of September, 2019.

*[signatures and acknowledgements to follow]*

**ACCOMMODATION RECORDING ONLY.  
FIRST AMERICAN TITLE MAKES NO  
REPRESENTATION AS TO CONDITION  
OF TITLE, NOR DOES IT ASSUME ANY  
RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR AFFECT OF DOCUMENT.**

GRANTOR: CEDAR CITY CRYSTAL INN LLC,  
a Utah limited liability company

By: *Crystal Maggelet*  
Name: Crystal Maggelet  
Its: Manager

STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

On this 24th day of September, 2019, personally appeared before me Crystal Maggelet, known or satisfactorily proved to me to be the Manager of Cedar City Crystal Inn LLC, a Utah limited liability company, who acknowledged to me that s/he signed the foregoing instrument.

*Marilyn Rasmussen*  
NOTARY PUBLIC



**EXHIBIT A**

[Legal Description of the Property]

Real property in the City of Ogden, County of Weber, State of Utah, described as follows:

PARCEL 1:

A PART OF BLOCK 4, SOUTH OGDEN SURVEY, OGDEN, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°58'00" WEST 260.00 FEET FROM THE NORTHWEST CORNER OF LOT 27 OF SAID BLOCK 4; THENCE SOUTH 89°02'00" EAST 330.00 FEET; THENCE SOUTH 00°58'00" WEST 115.00 FEET; THENCE NORTH 89°02'00" WEST 330.00 FEET; THENCE NORTH 00°58'00" EAST 115.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PART OF BLOCK 4, SOUTH OGDEN SURVEY, OGDEN, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 OF SAID BLOCK 4; THENCE SOUTH 89°02'00" EAST 270.00 FEET; THENCE SOUTH 00°58'00" WEST 132.00 FEET; THENCE SOUTH 89°02'00" EAST 60.00 FEET; THENCE SOUTH 00°58'00" WEST 128.00 FEET; THENCE NORTH 89°02'00" WEST 330.00 FEET; THENCE NORTH 00°58'00" EAST 260.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM SAID PARCEL 2, THE FOLLOWING DESCRIBED TRACT OF LAND AS CONVEYED IN QUIT-CLAIM DEED RECORDED JUNE 10, 1975 AS ENTRY NO. 639496 IN BOOK 1088 AT PAGE 543 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOT 27, BLOCK 4, SOUTH OGDEN SURVEY OF OGDEN CITY SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 27 WHICH LIES SOUTH 89°02' EAST 270.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 27, AND RUNNING THENCE SOUTH 0°58' WEST 132 FEET; THENCE NORTH 89°02' WEST 1.8 FEET; THENCE NORTH, BEARING SLIGHTLY EAST, 132 FEET MORE OR LESS, TO THE POINT OF BEGINNING.