

Ent 1139547 Bk 1879 Pg 0018  
Date 31-Dec-2015 02:04PM Fee \$14.00  
Michael Gleed, Rec. - Filed By GLC  
Cache County, UT  
For COTTONWOOD TITLE INSURANCE AGENCY, INC.  
Electronically Submitted by Simplifile

Mail Recorded Deed and Tax Notice To:

Hoopes Holdings LLC  
330 North 575 East  
Hyde Park, UT 84318

**Cottonwood**  **Title**  
INSURANCE AGENCY, INC.

File No.: 80947-JP

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**SPECIAL WARRANTY DEED**

**Bolzano Properties, LLC, a Utah limited liability company**

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

**Hoopes Holdings LLC, a Utah limited liability company**

**GRANTEE(S)** of North Logan, 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 **Cache** County, State of Utah:

**SEE EXHIBIT "A"**

**TAX ID NO.:** 04-210-0001 and 04-210-0007 (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 2015 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 29th of December, 2015.

Bolzano Properties, LLC, a Utah limited liability company

BY: STS PROPERTIES, LLC, its Manager

BY:   
\_\_\_\_\_  
Thomas D. Stuart, Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 29th day of December, 2015, personally appeared before me Thomas D. Stuart, who acknowledged himself to be the Manager of STS PROPERTIES, LLC, which is Manager of Bolzano Properties, LLC, a limited liability company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A**

Part of Lots 1 and 7, EAGLE CREEK BUSINESS PARK AMENDED, located in the Northeast quarter of Section 16, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, further described as follows:

Beginning South 89°52'32" East, 7.44 feet and North 01°07'28" East along said West right of way line of U.S. Highway 91, 88.84 feet from the Northeast corner of Section 16, as monumented by a Cache County survey marker said point being by record the intersection of the North line of Section 16, said line being a fence line extended along the South line of a field road and the West right of way line of U.S. Highway 91; thence South 01°07'28" West along the West right of way of said U.S. Highway 91, 45.82 feet; thence North 89°49'03" West 149.32 feet; thence 45.05 feet along a curve to the right with a radius of 240.00 feet, included angle of 10°45'15" and a long chord that bears North 84°26'26" West, 44.98 feet; thence North 79°03'48" West, 124.74 feet; thence 29.58 feet along a curve to the left with a radius of 160.00 feet, included angle of 10°35'27" and a long chord that bears North 84°21'32" West, 29.53 feet; thence North 89°39'15" West, 1041.50 feet; thence 70.69 feet along a curve to the right with a radius of 45.00 feet, included angle of 90°00'00" and a long chord that bears South 44°39'15" East, 63.64 feet; thence South 00°20'45" West 1068.47 feet to the true point of beginning; thence South 00°20'45" West 303.87 feet along the West right of way line of 200 West; thence 68.76 feet along a curve to the right with a radius of 45.00 feet, included angle of 87°32'30" and a long chord that bears South 44°07'00" West, 62.26 feet; thence South 87°53'15" West 432.15 feet along the North right of way line of 2850 North Street; thence 48.41 feet along a curve to the right with a radius of 30.00 feet, included angle of 92°27'30" and a long chord that bears North 45°53'00" West, 43.33 feet; thence North 00°20'45" East 337.39 feet along the East line of the 300 East right of way; thence South 89°39'15" East 506.11 feet to a point on the West right of way line of 200 East and the point of beginning.