

E 155193 B 373 P 906  
Date 25-Jan-2021 04:47PM  
Fee: \$40.00 ACH  
Filed By: BDN  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: MOUNTAIN VIEW TITLE - OGDEN  
Recorded Electronically by Simplifile

Tax Notice to Grantee  
Blair Gardner  
6976 Highway 89 #284  
MOUNTAIN VIEW, UT 84317

**WARRANTY DEED**  
183866

THIS DEED, is made and entered into by and between, Mike Babcock ("Grantor"), in favor of:

**XPRT Enterprises, LLC, a Utah Limited Liability Company,**  
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by the Grantee to the Grantor in anticipation of the Grantor conveying the property as a Relinquished Property under the terms and conditions of an Exchange Agreement with a Qualified Intermediary in accordance with Section 1031 of the I.R.S.C., the receipt and sufficiency of which are acknowledged. Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming by through or under to real property located in Morgan County, State of Utah, more particularly described as follows ("Premises"):

**See Attached Exhibit "A"**  
**Tax parcel number: 00-0055-1844**

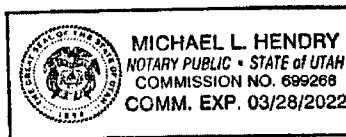
TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Together with any and all water rights appurtenant to the subject property. Subject to easements, restrictions, rights of way of record, by decree or prescription. Grantor covenants that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes or assessments, reservations, restrictions, rights-of-way and easement of record or by prescription.

Mike Babcock 1-20-2021  
Mike Babcock Date

State of Utah  
County of Weber

On this the 20 day of January, 2021, personally appeared before me, **Mike Babcock**, the signer of the foregoing instrument who duly acknowledged to me that he/she executed this document.

Michael L. Hendry  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 183866

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER OF SAID SECTION 30; THENCE NORTH 665.91 FEET; THENCE NORTH; 669.09 FEET; THENCE SOUTH 88°25'47" EAST 1161.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°25'47" EAST 143.14 FEET TO A POINT ON THE WEST LINE OF COTTONWOOD ROAD; THENCE SOUTH 00°18'00" WEST 304.50 FEET ALONG SAID WEST LINE OF COTTONWOOD ROAD; THENCE NORTH 88°25'47" WEST 143.14 FEET; THENCE NORTH 00°18'00" EAST 304.50 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARING IS THE NORTH LINE OF ROSE HILL SUBDIVISION NO. 4 CALLED SOUTH 88°42'14" EAST.

TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING NORTH 665.91 FEET AND NORTH 669.09 FEET AND SOUTH 88°25'47" EAST 1161.16 FEET AND SOUTH 88°25'47" EAST 143.14 FEET AND SOUTH 00°18'00" WEST 304.50 FEET TO A POINT ON THE WEST LINE OF COTTONWOOD CANYON ROAD FROM THE WEST QUARTER CORNER OF SAID SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°25'47" WEST 143.14 FEET; THENCE SOUTH 00°18'00" WEST 60.02 FEET; THENCE SOUTH 88°25'47" EAST 143.14 FEET; THENCE NORTH 00°18'00" EAST 60.02 FEET TO THE POINT OF BEGINNING.