



E 162532 B 397 P 323  
Date 20-Dec-2022 03:54PM  
Fee: \$40.00 ACH  
Filed By: NPS  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: OLD REPUBLIC TITLE (SOUTH OGDEN)  
Recorded Electronically by Simplifile

MAIL TAX NOTICE TO GRANTEE:  
Trigon LLC ~~Exempt from Tax~~  
416 N. Washington Blvd.  
Ogden, Utah 84401  
File Number: 2268336RH

## WARRANTY DEED

Soderby, LLC, a Utah limited liability company

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to  
Trigon, L.L.C., a Utah Limited Liability Company, GRANTEE  
the following tract of land in Morgan County, State of Utah, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 00-0005-4930

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 28th day of October, 2022.

Soderby LLC, a Utah Limited Liability Company  
By Duane Dee Johnson  
Its Manager

STATE OF: UTAH

COUNTY OF: Weber

On this 28 day of October 2022, personally before me appeared Duane Dee Johnson, who proven on the basis of satisfactory evidence is the Manager of Soderby LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



*Tarah Hargrove*  
Notary Public  
Commission Expires: 10/28/24

## EXHIBIT A

File No.: 2268336RH

## LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the South right of way of State Route 167, said point being 1200.64 feet South 89°59'57" West and 1914.29 feet South 00°00'03" East from a found rebar at the Northeast corner of said Section 26 (said Northeast corner being North 89°59'57" East 5293.32 feet from the Northwest corner of said Section 26); thence North 87°33'37" East 255.72 feet; thence South 46°24'00" East 27.78 feet; thence South 00°23'46" East 25.88 feet; thence along a tangent curve turning to the left with a radius of 908.25 feet, an arc length of 229.18 feet, a delta angle of 14°27'28", a chord bearing of South 07°37'30" East, and a chord length of 228.58 feet; thence South 87°33'37" West 294.74 feet; thence North 02°26'23" West 273.50 feet to the South right of way line of State Route 167 and to the point of beginning.

The following is for informational purposes only:  
Tax ID No. Part of 00-0005-4930

File No. 2268336RH

EXHIBIT A LEGAL DESCRIPTION

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