



W1901205

Title West 00032513
MAIL TAX NOTICE TO
Woodbury Corporation
2735 East Parley's Way #300
Salt Lake City, Utah 84109

SPECIAL WARRANTY DEED

Roy City Centre Realty Limited, a Utah limited partnership

GRANTORS

of the County of Salt Lake, State of UTAH,

CONVEYS and WARRANTS against all claiming by, through or under it to

RC Centre, L.C., a Utah limited liability company

GRANTEES

of the County of Salt Lake, State of UTAH

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tracts of land in Weber, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

TAX ID: ~~09-340-0004, 09-340-0003, 09-340-0004, 09-340-0005~~
~~09-340-0006, 09-340-0007, 09-370-0008~~

Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-Of-Way, Covenants, Conditions and Restrictions now of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name to be hereunto named and written by its duly authorized officers this 24th day of December, 2002.

Roy City Centre Realty Limited, a Utah limited partnership

By: Woodbury Amsource, Inc., General Partner

By: 
John R. Gaskill, President

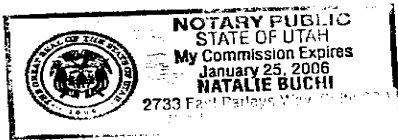
By: 
W. Richards Woodbury, Vice President

E: 1901205 BK2303 PG148
DOUG CROFTS, WEBER COUNTY RECORDER
31-DEC-02 1227 PM FEE \$20.00 DEP SG
REC FOR: TITLE.WEST

C

STATE OF UTAH)
) ss
COUNTY OF Salt Lake)

On the 26th day of **December, 2002**, personally appeared before me **John R. Gaskill**, who, being by me duly sworn, did say that he is the **President of Woodbury Amsource, Inc. who is the General Partner of Roy City Centre Realty Limited, a Utah limited partnership** and that the said instrument was signed in behalf of said corporation by authority of **John R. Gaskill** and the aforesaid officers acknowledged to me that said corporation executed the same.

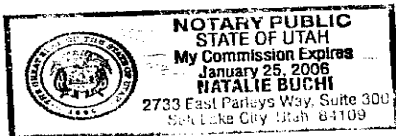


Natalie Buchi

Notary Public

STATE OF UTAH)
) ss
COUNTY OF Salt Lake)

On the 26th day of **December, 2002**, personally appeared before me **W. Richards Woodbury**, who, being by me duly sworn, did say that he is the **Vice President of Woodbury Amsource, Inc. who is the General Partner of Roy City Centre Realty Limited, a Utah limited partnership** and that the said instrument was signed in behalf of said corporation by authority of **W. Richards Woodbury** and the aforesaid officers acknowledged to me that said corporation executed the same.



Natalie Buchi

Notary Public

09-340-0001, 0003, 0004, 0005, 0006, 0007, 0008
Exhibit A

Lots 1,3,4,5,6,7 and 8, ROY CITY CENTRE, according to the official plat thereof on file and of record in the office of the Weber County Recorder.

Less and excepting:

A parcel of land in fee for the widening of an existing roadway, State Route 97 (Roy 5600 South), known as Project No. 0097, being part of an entire tract of property situate in the Northeast quarter of the Northeast quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning on the Southerly right of way line of said project at a point 13.500 meters (44.29 feet) perpendicularly distant Southerly from the centerline of said project at Engineer Station 13+004.115, said point also being approximately 221.304 meters (726.06 feet) North 89°50'57" West (North 89°43'33" West highway bearing) along the Section line and 13.500 meters (44.29 feet) South 00°27'45" West (South 00°16'27" West highway bearing) from the Northeast corner of said Section 23, and running thence North 00°27'45" East (North 00°16'27" East, highway bearing) 1.308 meters (4.29 feet) to the Northwest corner of said entire tract; thence South 89°50'57" East (South 89°43'33" East, highway bearing) 151.155 meters (495.92 feet) along the North boundary line of said entire tract; thence South 00°27'51" West (South 00°39'09" West, highway bearing) 1.308 meters (4.29 feet); thence North 89°50'57" West (North 89°43'33" West, highway bearing) 151.155 meters (495.92 feet) along the Southerly highway right of way line of said project to the point of beginning.



W3338964

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

E# 3338964 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
06-Sep-24 0142 PM FEE \$40.00 DEP LC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,
ELECTRONICALLY RECORDED

181489-DMF

Quit Claim Deed

Weber County

Affecting Tax No. 09-101-0005

09-101-0019

SW

PIN No. 16391

Project No. S-R199(324)

Parcel No. R199:423:TQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to RC Centre, L.C., a Utah limited liability company, Grantee, at 2733 East Parleys Way #300, Salt Lake City, County of Salt Lake, State of Utah, Zip 84109, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Weber County, State of Utah, to-wit:

A tract of land, situate in the NE1/4 NE1/4 of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southerly highway right of way line of 5600 South Street known as UDOT Project No. S-R199(324) and the westerly boundary line of said tract, being the easterly boundary line of Lot 6, Roy City Centre Subdivision, according to the official plat thereof, recorded March 04, 1992, as Entry No. 1169234 in Book 33 at Page 89 in the office of the Weber County Recorder, which point is 230.00 feet N.89°43'34"W. along the Section line and 105.03 feet S.00°27'51"W. from the Northeast corner of said Section 23; and running thence along said southerly highway right of way line the following two (2) courses and distances: (1) S.89°44'46"E. 142.85 feet; (2) thence S.38°05'25"E. 56.12 feet to the westerly highway right of way line of 1900 West Street; thence S.00°33'23"W. 29.28 feet along said westerly highway right of way line to the southerly boundary line of said tract and a northerly boundary line of Lot 3 of said Subdivision; thence N.89°32'09"W. (Record West) 177.78 feet along said northerly boundary line to said westerly boundary line of said tract being the easterly boundary line of said Lot 6 of said Subdivision; thence N.00°27'51"E. 72.64 feet along said boundary line to the point of

Page 2

PIN No. 16391
Project No. S-R199(324)
Parcel No. R199:423:TQ

beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described tract contains 12,205 square feet in area or 0.280 acre.

(Note: Above bearings equal NAD83 Highway bearings of Project No. S-R199(324) unless otherwise noted)

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The Grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

Subject to the following Public Utility Easement:

423:TPUEQ

A public utility easement upon part of an entire tract of property, situate in the NE1/4 NE1/4 of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns. The boundaries of said public utility easement are described as follows:

Beginning at the intersection of the southerly highway right of way line of 5600 South Street known as UDOT Project No. S-R199(324) and the westerly boundary line of said tract,

Continued on Page 3
UDOT RW-05UD (12-01-03)

Page 3

PIN No. 16391
Project No. S-R199(324)
Parcel No. R199:423:TQ

being the easterly boundary line of Lot 6, Roy City Centre Subdivision, according to the official plat thereof, recorded March 04, 1992, as Entry No. 1169234 in Book 33 at Page 89 in the office of the Weber County Recorder, which point is 230.00 feet N.89°43'34"W. along the Section line and 105.03 feet S.00°27'51"W. from the Northeast corner of said Section 23; and running thence along said southerly highway right of way line the following two (2) courses and distances: (1) S.89°44'46"E. 142.85 feet; (2) thence S.38°05'25"E. 56.12 feet to the westerly highway right of way line of 1900 West Street; thence S.00°33'23"W. 29.28 feet along said westerly highway right of way line to the southerly boundary line of said tract and a northerly boundary line of Lot 3 of said Subdivision; thence N.89°32'09"W. (Record West) 15.00 feet along said northerly boundary line; thence N.00°33'23"E. 27.58 feet; thence N.26°00'32"W. 18.66 feet; thence N.42°35'56"W. 25.80 feet; thence N.89°44'46"W. 136.89 feet line to said westerly boundary line of said tract being the easterly boundary line of said Lot 6 of said Subdivision; thence N.00°27'51"E. 10.00 feet along said boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

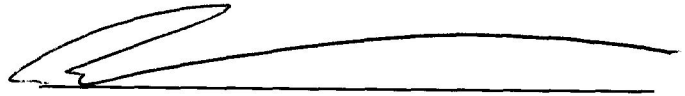
The above described easement contains 2,352 square feet in area or 0.054 acre.

(Note: Above bearings equal NAD83 Highway bearings of Project No. S-R199(324) unless otherwise noted)

PIN No. 16391
Project No. S-R199(324)
Parcel No. R199:423:TQ

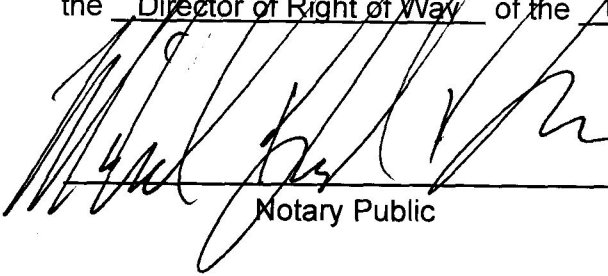
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

UTAH DEPARTMENT OF TRANSPORTATION




Ross Crowe, Director of Right of Way, UDOT

On this 3rd day of September, in the year 2024, before me personally appeared Ross Crowe whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.



Notary Public

 NOTARY PUBLIC
MICHAEL DERYL DAVIS
COMM. # 715096
MY COMMISSION EXPIRES
NOVEMBER 06, 2024
STATE OF UTAH