

WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, ESQ.  
CALLISTER NEBEKER & McCULLOUGH  
GATEWAY TOWER EAST SUITE 900  
10 EAST SOUTH TEMPLE  
SALT LAKE CITY, UTAH 84133



\*W1799939\*

Space above for County Recorder's use

Parcel I.D.# 09 073 0021

**SPECIAL WARRANTY DEED**

K-J FOUR INVESTMENTS, LTD., a Utah limited partnership, grantor, of Davis County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to K. B. FAMILY - ROY LLC, a Utah limited liability company, grantee, of 1346 North Highway 89, Kaysville, Davis County, State of Utah 84037, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

PART OF THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE &  
MERIDIAN, U S SURVEY, ROY CITY, WEBER COUNTY,  
UTAH: BEGINNING AT A POINT 1310.56 FEET NORTH  
89D45'19" WEST ALONG THE SECTION LINE AND 570.53  
FEET NORTH 00D14'41" EAST AND 202.64 FEET SOUTH  
50D08'52" EAST AND 121.01 FEET NORTH 40D10'06"  
EAST AND NORTHERLY ALONG THE ARC OF A 229.47 FOOT  
RADIUS CURVE TO THE LEFT 161.42 FEET (LONG CHORD  
BEARS NORTH 20D00'56" EAST 158.11 FEET) AND 35.61  
FEET NORTH 00D08'15" WEST TO THE SOUTHERLY RIGHT  
OF WAY LINE OF 5500 SOUTH STREET AND 66.00 FEET  
SOUTH 89D16'03" EAST FROM THE SOUTHEAST CORNER OF  
SAID SECTION 16; AND RUNNING THENCE SOUTH  
00D08'15" EAST 34.61 FEET; THENCE SOUTHERLY ALONG  
THE ARC OF A 295.47 FOOT RADIUS CURVE TO THE RIGHT  
207.85 FEET (LONG CHORD BEARS SOUTH 20D00'56" WEST  
203.59 FEET); THENCE SOUTH 40D10'06" WEST 120.65  
FEET; THENCE SOUTH 50D08'52" EAST 91.10 FEET;  
THENCE EASTERLY ALONG THE ARC OF A 1344.00 FOOT  
RADIUS CURVE TO THE LEFT A DISTANCE OF 910.18 FEET

308896.1

E# 1799939 BK2173 PG507  
DOUG CROFTS, WEBER COUNTY RECORDER  
09-OCT-01 853 AM FEE \$12.00 DEP JPM  
REC FOR: CALLISTER.NEBEKER.&.MCCULLOUGH


*Dick*

(CENTRAL ANGLE EQUALS 38D48'07" AND LONG CHORD BEARS SOUTH 69D32'55" EAST 892.89 FEET); THENCE NORTH 00D17'49" EAST 95.95 FEET; THENCE NORTH 89D58'23" EAST 12.50 FEET; THENCE NORTH 0D17'49" EAST 54.22 FEET; THENCE NORTH 89D45'19" WEST 87 FEET; THENCE NORTH 0D17'49" EAST 529.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 5500 SOUTH STREET; THENCE NORTH 89D16'03" WEST 688.20 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.

WITNESS, the hands of said grantor this 4<sup>th</sup> day of SEPTEMBER, 2001.

K-J FOUR INVESTMENTS, LTD.

  
Kent M. Beckstrom, General Partner

  
Jeraldine A. Beckstrom, General Partner

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

On the 4<sup>th</sup> day of September, 2001, personally appeared before me, KENT M. BECKSTROM AND JERALDINE A. BECKSTROM, GENERAL PARTNERS OF K-J FOUR INVESTMENTS, LTD., the signers of the within instrument, who duly acknowledged to me that they executed the same.

  
NOTARY PUBLIC

Main Field

