

\*W2514441\*

When Recorded, Return To: NovaSource Ventures, LLC 2180 S. 1300 E. #410 Salt Lake City, UT 84106 Attn: Steven R. Lovell

E# 2514441 PG 1 OF 3 ERNEST D ROWLEY, WEBER COUNTY RECORDER 04-FEB-11 405 PM FEE \$17.00 DEP NNP REC FOR: NOVASOURCE VENTURES

## **QUITCLAIM DEED**

EXCHANGE INVESTMENTS, L.L.C., a Utah limited liability company, (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to the Grantors by NOVASOURCE VENTURES, LLC, a Utah limited liability company (hereinafter the "Grantee"), and for other good and valuable consideration, the receipt and sufficiency of which the considerations are hereby acknowledged, have GRANTED, SOLD, and CONVEYED and by presents do GRANT, SELL, and CONVEY unto Grantee all of Grantor's 50% interest in the real property located in Weber County, State of Utah, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference and made a part hereof for all purposes (the "Property").

purposes (the "Property").	corporated herein by reference and made a par	nt hereof for all
Dated this 4th day of	2011.	
GRANTOR:	EXCHANGE INVESTMENTS, L.L.C. a Utah limited liability company	
	By: Ran Smart	
	Title: Manager	
State of Utah )	8	
County of <u>Weber</u> )		:
Managing Member of Exchange Inv which executed the foregoing instru	, 2011 before me, the undersigned, a Nopeared Shane D. Smoot, known or identified the vestments, L.L.C., a Utah limited liability companent and acknowledged to me that such entite the executed the same on behalf of and in the	o me to be the cany, the entity
	Angela L HOL NOTARY PUBLIC	7
My Commission Expires:	COMMISSION	A L. HILL C - STATE of UTAH ON NO. 602057 P. 11-14-2014

## EXHIBIT "A" <u>Legal Description</u>

11-039-0024

PART OF LOTS 1 & 2, BLOCK 1, CROPSEYS THIRD ADDITION AND PARTOF ANGLE AVENUE, AS VACATED BEING PART OF SECTION 8, TOWNSHIP6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MOREPARTICULARLY DESCRIBED AS: BEGINNING AT A POINT BEING NORTH1664.93 FEET AND WEST 408.68 FEET FROM AN OGDEN CITY BRASSCAP MONUMENT IN THE INTERSECTION OF WALL AVENUE AND NORTHSTREET, THENCE SOUTH 0D45'11" WEST 76.46 FEET, THENCE SOUTH89D59'10" EAST 160.95 FEET, THENCE NORTH 01D49'00" EAST 134.61FEET ALONG A CERTAIN OLD FENCE LINE, THENCE NORTH 01D42'00"EAST 98.80 FEET ALONG SAID OLD FENCE LINE TO THE SOUTHERLYRIGHT OF WAY LINE OF HARRISVILLE ROAD, THENCE ALONG SAIDRIGHT OF WAY LINE NORTH 67D27'00" WEST 52.78 FEET, THENCESOUTH 09D03'23" WEST 180.48 FEET, THENCE NORTH 89D14'49"WEST 90.00 FEET TO THE POINT OF BEGINNING.

11-039-0002

ALL OF LOT 3, BLOCK 1, CROPSEY'S 3RD ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, AND PART OF LOT 4, SAID BLOCK 1, INSAID ADDITION: BEGINNING AT THE NORTHEAST CORNER OF SAIDLOT 4; RUNNING THENCE WEST 140 FEET, MORE OR LESS, TO THESOUTHWEST CORNER OF LOT 3; THENCE SOUTH ALONG THE WEST LINEOF SAID LOT 4, 214.5 FEET; THENCE NORTH 68D56' EAST 264.8FEET TO THE EAST LINE OF SAID LOT 4; THENCE NORTHERLY 164.5FEET ALONG SAID EAST LINE TO THE PLACE OF BEGINNING. EXCEPT ANY PORTION THEREOF LYING WEST OF FENCE LINE ASDESCRIBED IN BOOK 615, PAGE 405. TOGETHER WITH 1/2 OF THE VACATED STREET ABUTTING THEREON.ALSO: ALL OF THAT PORTION OF ANGLE AVENUE, AS VACATED LYINGWEST OF THE SURVEYED PROPERTY LINE ALONG CERTAIN OLD FENCELINES AND ABUTTING SAID LOTS ON THE EAST. SAID SURVEYEDPROPERTY LINE BEING DESCRIBED AS FOLLOWS: A PROPERTY LINEESTABLISHED BY ACTUAL SURVEY ALONG CERTAIN OLD FENCES, SAIDSURVEYED LINE BEING SITUATED IN THE WEST 1/2 OF SECTION 8,TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,U.S. SURVEY, AND FALLING WITHIN THE RIGHT-OF-WAY LIMITS OFTHE VACATED PORTION OF ANGLE AVENUE WITHIN CROPSEY'S 3RDADDITION; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT A POINT ON THE SOUTH SIDE OF HARRISVILLE ROAD;SAID POINT BEING NORTH 67D21' WEST 335.55 FEET AND SOUTH 1D42'WEST 53.00 FEET FROM THE POINT OF INTERSECTION OF THEEXTENSIONS OF THE CENTERLINES OF WALL AVENUE AND SAIDHARRISVILLE ROAD; RUNNING THENCE SOUTH 1D42' WEST 88.00 FEET; THENCE SOUTH 1D49' WEST 198.00 FEET; THENCE SOUTH 38D53'EAST 107 FEET, MORE OR LESS, TO THE SOUTHERN EXTREMITY OFSAID VACATED ANGLE AVENUE. TOGETHER WITH THE WESTERLY HALF OF THE VACATED ALLEYABUTTING THEREON. (BOOK 1569 PAGE 2694)

11-039-0008 / N

ALL OF LOT 1 AND PART OF LOT 12, BLOCK 2, CROPSEY'S 3RDADDITION, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT THESOUTHWEST CORNER OF SAID LOT 1; RUNNING THENCE SOUTH ALONGTHE STREET TO THE SOUTHWEST CORNER OF LOT 12; THENCESOUTHEASTERLY ALONG ANGLE AVENUE 43.5 FEET; THENCENORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 1: THENCENORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THEPLACE OF BEGINNING.ALSO: ALL OF THAT PORTION OF ANGLE AVENUE AS VACATED, LYINGEAST OF THE SURVEYED PROPERTY LINE ALONG CERTAIN OLD FENCELINES, SAID SURVEYED PROPERTY LINE BEING DESCRIBED AS FOLLOWS:A PROPERTY LINE ESTABLISHED BY ACTUAL SURVEY ALONG CERTAIN OLDFENCES; SAID SURVEYED LINE BEING SITUATED IN THE WEST 1/2 OFSECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE ANDMERIDIAN, U.S. SURVEY AND FALLING WITHIN THE RIGHT-OF-WAYLIMITS OF THAT VACATED PORTION OF ANGLE AVENUE WITHINCROPSEY'S 3RD ADDITION; BEING MORE PARTICULARLY DESCRIBED ASFOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OFHARRISVILLE ROAD; SAID POINT BEING NORTH 67D21' WEST 335.55FEET AND SOUTH 1D42' WEST 53.00 FEET FROM THE POINT OFINTERSECTION OF THE EXTENSIONS OF THE CENTERLINES OF WALLAVENUE AND SAID HARRISVILLE ROAD; RUNNING THENCE SOUTH 1D42'WEST 88.00 FEET; THENCE SOUTH 1D49' WEST 198.00 FEET; THENCESOUTH 38D53' EAST 107 FEET, MORE OR LESS, TO THE SOUTHERNEXTREMITY OF SAID VACATED ANGLE AVENUE.