

MAIL TAX STATEMENTS TO:

DB High Five, LLC
c/o Andy Agren, Manager
4514 West 5625 South
Hooper, Utah 84315

WHEN RECORDED RETURN TO:

Kenyon D. Dove
SMITH KNOWLES, P.C.
4723 Harrison Blvd., #200
Ogden, Utah 84403
(801) 476-0303



W2581411

E# 2581411 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
15-Jun-12 0128 PM FEE \$12.00 DEP JC
REC FOR: SMITH KNOWLES PC
ELECTRONICALLY RECORDED

Warranty Deed

John W. Sims and Barbara S. Sims, a married couple (hereinafter "Grantors") hereby CONVEY and WARRANT, free and clear of liens and other encumbrances, to DB HIGH FIVE, LLC, a Utah limited liability company, (hereinafter jointly referred to as the "Grantee"), for the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Grantors, that certain real property purportedly located at 2751 West 5200 South, in the City of Roy, County of Weber, State of Utah and more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 5200 SOUTH STREET 315.0 FEET WEST AND 33 FEET, MORE OR LESS, SOUTH FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 15, AND RUNNING THENCE SOUTH 107 FEET, MORE OR LESS, THENCE WEST TO THE EAST LINE OF THE DENVER AND RIO GRANGE WESTERN RAILROAD RIGHT-OF-WAY LINE, THENCE NORTHWESTERLY ALONG SAID EAST LINE OF SAID RIGHT-OF-WAY 107 FEET, MORE OR LESS, TO THE SOUTH LINE OF STREET, THENCE EAST ALONG SAID STREET TO THE PLACE OF BEGINNING.

Tax ID: 09-068-0027 *JNS*

Subject to part of the property taxes for the year 2012 and subsequent years; covenants, conditions, restrictions, and easements apparent or of record; and all applicable zoning laws and ordinances.

WITNESS, the hand of the Grantors, this 12th day of June, 2012.

GRANTORS:*John W. Sims*
JOHN W. SIMS*Barbara S. Sims*
BARBARA S. SIMS

STATE OF UTAH)

COUNTY OF WEBER)

The foregoing instrument was sworn and subscribed before me this 12th day of June, 2012, by JOHN W. SIMS and BARBARA S. SIMS, whose identities were verified at the time of signing.

*Shannon Hoopes*
NOTARY PUBLIC

*** No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning the property described and conveyed herein nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents. Furthermore, no boundary survey was performed at the time of this conveyance.***