



\*W2608035\*

This document prepared by (and after )  
 recording return to: )  
 Name: Cynthia Paget )  
 Firm/Company: C2 Investments, LLC )  
 Address: 1590 W. Park Circle )  
 Address 2: )  
 City, State, Zip: Pleasant View, UT 84404 )  
 Phone: 801-648-7610 )

E# 2608035 PG 1 OF 3  
 ERNEST D ROWLEY, WEBER COUNTY RECORDER  
 29-NOV-12 1240 PM FEE \$14.00 DEP SGC  
 REC FOR: CYNTHIA PAGET

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**WARRANTY DEED**  
 (LLC to LLC)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

C2 Investments, a Limited Liability Company organized under the laws of Utah, hereafter referred to as "Grantor", of 1590 W. Park Circle, Pleasant View, UT 84404, hereby conveys and warrants to C2 Investments, a Limited Liability Company organized under the laws of Montana, hereafter "Grantee", of 1590 W. Park Circle, Pleasant View, UT 84404, the following described tract of land and property, together with all improvements in Weber County, Utah, to wit:

155 24<sup>th</sup> Street, City of Ogden, County of Weber, State of Utah, Commercial land with building, Serial number 01-019-0023. *[Handwritten initials]*

Legal Description:


PART OF LOTS 7, 8, AND 9, BLOCK 23, PLAT A, OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH, BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 8 AND RUNNING THENCE SOUTH 0D58' WEST 161.68 FEET ALONG THE EAST LINE OF SAID BLOCK, THENCE NORTH 89D00'16" WEST 137.00 FEET, THENCE SOUTH 0D58' WEST 22.00 FEET, THENCE NORTH 89D00'16" WEST 196.35 FEET TO THE WEST LINE OF LOT 9, THENCE NORTH 0D58' EAST 315.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89D09' EAST 86.85 FEET ALONG THE NORTH LINE OF SAID LOT 7, THENCE SOUTH 0D58' WEST 119.80 FEET, THENCE SOUTH 89D07'59" EAST 130.00 FEET, THENCE SOUTH 0D52'01" WEST 12.95 FEET TO THE SOUTH LINE OF LOT 7, THENCE SOUTH 89D07'36" EAST 116.50 FEET ALONG THE SOUTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF LOTS 9 & 10, BLOCK 23, PLAT A BEGINNING AT A POINT 104.46 FEET NORTH 0D58' EAST OF THE NORTHWEST CORNER OF LOT 10; RUNNING THENCE SOUTH 89D00'16" EAST 20 FEET; THENCE SOUTH 0D58' WEST 143.31 FEET THENCE NORTH 89D00'16" WEST 20 FEET; THENCE NORTH 0D58' EAST 143.31 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED EASEMENT SHALL TERMINATE AND REVERT TO JAMES W STACEY AND THOMAS E NORMAN, OR THEIR ASSIGNS, AT SUCH TIME AS THE EASEMENT NO LONGER JOINS WITH OR CONNECTS TO PUBLIC USE PROPERTY TO THE SOUTH OF SAID EASEMENT. ALSO SUBJECT TO A NO BUILD EASEMENT DESCRIBED AS FOLLOWS: A PART OF LOT 9, BLOCK 23, PLAT A, OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT WHICH IS NORTH 0D58' EAST 104.02 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE NORTH 89D00'16" WEST 147.00 FEET, THENCE NORTH 0D58' EAST 10.00 FEET, THENCE SOUTH 89D00'16" EAST 147.00 FEET, THENCE SOUTH 0D58' WEST 10.00 FEET TO THE POINT OF BEGINNING, THIS NO BUILD EASEMENT IS TO BE INTERPRETED SO AS TO COMPLY WITH EXISTING BUILDING CODE REQUIREMENTS FOR AN EXISTING BUILDING LOCATED IMMEDIATELY TO THE SOUTH OF SUCH EASEMENT AND SHALL TERMINATE IF AND WHEN SUCH BUILDING IS DEMOLISHED OR REMOVED.


A warranty deed when executed as required by law shall have the effect of a conveyance in fee simple to the GRANTEE, the GRANTEE'S heirs, and assigns:

- (a) Of the premises named in the warranty deed;
- (b) Of all the appurtenances, rights, and privileges belonging to the premises named in the warranty deed; and
- (c) With covenants from the GRANTOR, the GRANTOR'S heirs, and personal representatives, that:
  - (i) The GRANTOR lawfully owns fee simple title to and has the right to immediate possession of the premises;
  - (ii) The GRANTOR has good right to convey the premises;
  - (iii) The GRANTOR guarantees the GRANTEE, the GRANTEE'S heirs, and assigns in the quiet possession of the premises;
  - (iv) The premises are free from all encumbrances; and
  - (v) The GRANTOR, the GRANTOR'S heirs, and personal representatives will forever warrant and defend the title of the premises in the GRANTEE, the GRANTEE'S heirs, and assigns against all lawful claims whatsoever.

This deed and conveyance is executed, filed and recorded to correct an erroneous prior conveyance under Weber County Entry No. 2505359 wherein C2 Investments, a Limited Liability Company organized under the laws of the State of Utah, is an erroneous entity and improper grantee. The correct grantee in the prior conveyance should have been "C2 Investments, a Montana LLC".

WITNESS Grantor(s) hand(s) this the 29 day of November, 2012.

  
 Grantor  
 C2 Investments, a Utah LLC  
 Jeffrey D. Clark, GP of Managing Member  
 C2 Investments, LP

  
 Grantee  
 C2 Investments, a Montana LLC  
 Jeffrey D. Clark, GP of Managing Member  
 C2 Investments, LP

Signed in the presence of:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

State of Utah  
County of Weber

On this 29th day of November 2012, before me personally appeared, Jeffrey D. Clark, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Jolene Anderson  
Notary Public

Print Name: Jolene Anderson

My commission expires:

10-11-2014

