



W2709474

Founders Title Company 86265W

MAIL TAX NOTICE TO
Wilder Enterprise Properties LLC
c/o Winder & Counsel
Donald J. Winder, Esq.
460 South 400 East
Salt Lake City, UT 84111

E# 2709474 PG 1 OF 11
ERNEST D ROWLEY, WEBER COUNTY RECORDER
05-Nov-14 01:57 PM FEE \$34.00 DEP TT
REC FOR: FOUNDERS TITLE COMPANY
ELECTRONICALLY RECORDED

Warranty Deed

ACRES OGDEN 1, LLC, a Utah limited liability company, ACRES OGDEN 2, LLC, a Utah limited liability company, ACRES OGDEN 3, LLC, a Utah limited liability company, ACRES OGDEN 4, a Utah limited liability company, ACRES OGDEN 5, LLC, a Utah limited liability company, MONSON ACRES, LLC, a Utah limited liability company and TRANSPORT REALTY, INC., a Utah corporation, GRANTOR

of Salt Lake City, County of Salt Lake, State of UTAH, hereby CONVEY and WARRANT to

WILDER ENTERPRISE PROPERTIES LLC, a Utah limited liability company,

GRANTEE, of Bountiful, Utah for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION-----

the following described tract(s) of land in WEBER County, State of UTAH:

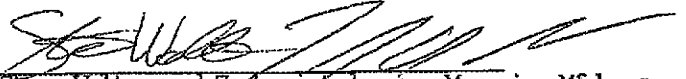
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2015 and thereafter.

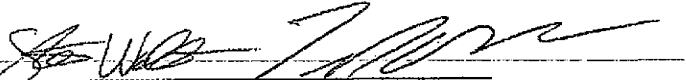
Furthermore, Grantor does not warrant any claims arising from the exceptions attached as Exhibit "B".

WITNESS, the hands of said Grantors this 31st day of October, A.D., 2014.


ACRES OGDEN 1, LLC

By: 
Steve Walton and Zachary Anderson, Managing Members
of Acres Equities Investors I, LLC, Sole member

ACRES OGDEN 2, LLC

By: 
Steve Walton and Zachary Anderson, Managing Members
of Acres Equities Investors, I, LLC, Sole member

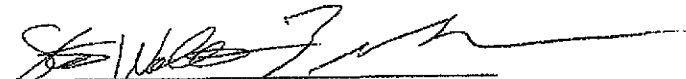
ACRES OGDEN 3, LLC

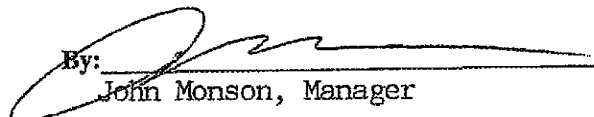
By: 
Steve Walton and Zachary Anderson, Managing Members
of Acres Equities Investors I, LLC, Sole member

ACRES OGDEN 4, LLC


By: 
Steve Walton and Zachary Anderson, Managing Members
of Acres Equities Investors I, LLC, Sole member

ACRES OGDEN 5, LLC

By: 
Steve Walton and Zachary Anderson, Managing Members
of Acres Equities Investors I, LLC, Sole member
Monson Acres, LLC

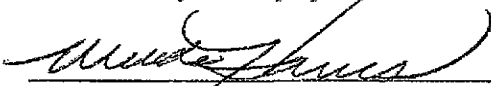
By: 
John Monson, Manager

Transport Realty, Inc.

By: 
Kevin Whatcott, President

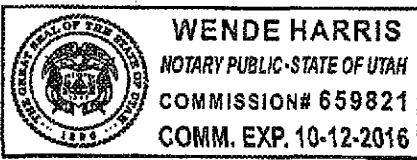
STATE OF UTAH)
COUNTY OF SALT LAKE)

On the 31st day of October, 2014, before me, the undersigned Notary Public, personally appeared Steve Walton and Zachary Anderson, Managing Members of ACRES EQUITIES INVESTORS I, LLC, the Sole member of Acres Ogden 1, LLC, a Utah limited liability company, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.




NOTARY PUBLIC

My Commission Expires: 10-12-2016 Residing at: Salt Lake City, Utah



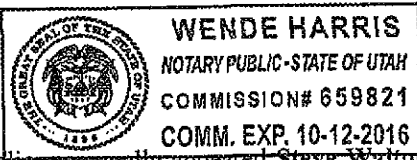
STATE OF UTAH)
COUNTY OF SALT LAKE)

On the 31st day of October, 2014, before me, the undersigned Notary Public, personally appeared Steve Walton and Zachary Anderson, Managing Members of ACRES EQUITIES INVESTORS I, LLC, the Sole member of Acres Ogden 2, LLC, a Utah limited liability company, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



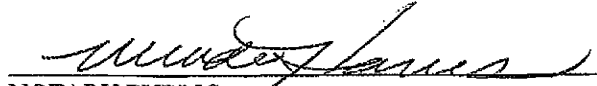
NOTARY PUBLIC

My Commission Expires: 10-12-2016 Residing at: Salt Lake City, Utah



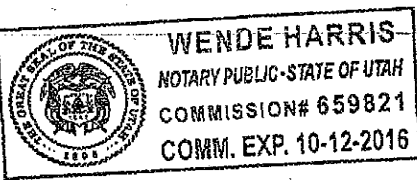
STATE OF UTAH)
COUNTY OF SALT LAKE)

On the 31st day of October, 2014, before me, the undersigned Notary Public, personally appeared Steve Walton and Zachary Anderson, Managing Members of ACRES EQUITIES INVESTORS I, LLC, the Sole member of Acres Ogden 3, LLC, a Utah limited liability company, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



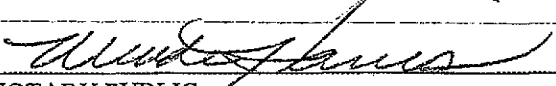
NOTARY PUBLIC

My Commission Expires: 10-12-2016 Residing at: Salt Lake City, Utah



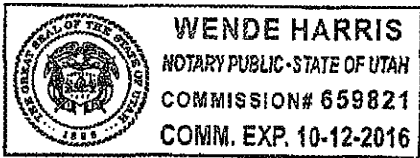
STATE OF UTAH
COUNTY OF SALT LAKE)

On the 31st day of October, 2014, before me, the undersigned Notary Public, personally appeared Steve Walton and Zachary Anderson, Managing Members of ACRES EQUITIES INVESTORS I, LLC, the Sole member of Acres Ogden 4, LLC, a Utah limited liability company, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



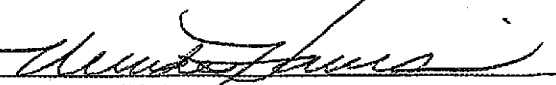
NOTARY PUBLIC

My Commission Expires: 10-12-2016 Residing at: Salt Lake City, Utah



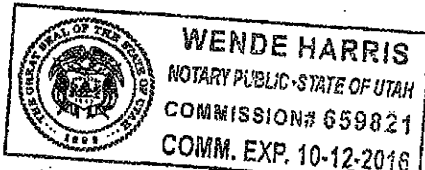
STATE OF UTAH
COUNTY OF SALT LAKE)

On the 31st day of October, 2014, before me, the undersigned Notary Public, personally appeared Steve Walton and Zachary Anderson, Managing Members of ACRES EQUITIES INVESTORS I, LLC, the Sole member of Acres Ogden 5, LLC, a Utah limited liability company, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.




NOTARY PUBLIC

My Commission Expires: 10-12-2016 Residing at: Salt Lake City, Utah



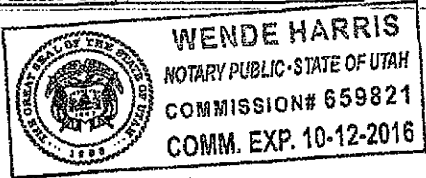
STATE OF UTAH
COUNTY OF SALT LAKE)

On the 31st day of October, 2014, before me, the undersigned Notary Public, personally appeared John Monson, Manager of Monson Acres LLC, a Utah limited liability company, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



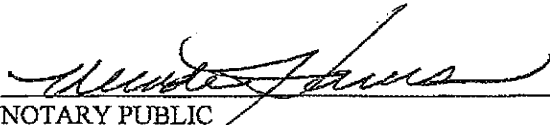
NOTARY PUBLIC

My Commission Expires: 10-12-2016 Residing at: Salt Lake City, Utah



STATE OF UTAH)
COUNTY OF SALT LAKE)

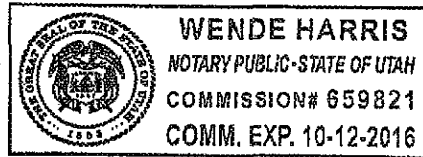
On the 31st day of October, 2014, before me, the undersigned Notary Public, personally appeared Kevin Whatcott, President of Transport Realty, Inc., the signer of the within instrument, who duly acknowledged to me that he executed the same on behalf of said Transport Realty, Inc., as President, by authority.



NOTARY PUBLIC

My Commission Expires: 10-12-2016

Residing at: Salt Lake City, Utah



LEGAL DESCRIPTION
EXHIBIT "A"

Parcel 1: 14-038-0034 ~~KL~~ *JS*

Part of the Northwest Quarter of Section 31, Township 6 North, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at the intersection of the centerlines of Kershaw Street and Pennsylvania Avenue, and running thence South 89°02'00" East along the centerline of said Kershaw Street 875.81 feet; thence North 00°58'00" East 35.00 feet to the North line of said Kershaw Street; thence North 00°58'00" East along the West line of said Wadman Drive 483.88 feet to the Northeast corner of that certain Wadman Investments, LLC Property described in Warranty Deed Entry 2193439, recorded at the Office of the Weber County Recorder; thence North 00°58'00" East 60.00 feet along the West line of said Wadman Drive 60.00 feet to the North line of 2800 South Street, a private road, and the true point of beginning; thence North 89°02'00" West along the North line of said private road 224.29 feet to the Easterly line of property owned by BT Property, LLC, recorded at the Office of the Weber County Recorder in Warranty Deed Entry #2007642; thence Northerly and Northeasterly along said Easterly line the following (4) courses: (1) North 00°02'00" East 92.38 feet; (2) North 08°16'11" West 70.92 feet; (3) South 89°42'49" East 25.54 feet; and (4) North 49°21'35" East 172.63 feet to the Westerly line of said Wadman Drive; thence Southerly along the West line of said street the following (3) courses: (1) South 34°07'30" East 53.11 feet to a point of curvature (2) 175.34 feet along the arc of a 286.28 foot radius curve to the right, through a central angle of 35°05'30" (Chord bears South 16°34'45" East 172.61 feet) to a point of tangency, and (3) South 00°58'00" West 69.27 feet to the true point of beginning.

Parcel 2: 14-038-0035 ~~KL~~ *JS*

Part of the Northwest Quarter of Section 31, Township 6 North, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at a point on the Northerly line of property owned by BT Property, LLC recorded at the Office of the Weber County Recorder in Warranty Deed Entry #2007642, said point being located North 00°02'00" East 829.03 feet and South 89°02'00" East parallel with the centerline of Kershaw Street 526.69 feet from the center of the intersection of said Kershaw Street and Pennsylvania Avenue, and running thence North 00°02'00" East along said Northerly line 40.00 feet; thence North 00°02'00" East 320.31 feet roughly parallel with and 0.3 feet offset to the East of an existing chain link fence line, coincident with a boundary line agreement (not yet recorded) between Wadman Investments, LLC and the Utah Alcoholism Foundation to the South line of that certain parcel of land owned by Wadman Investments LLC recorded at the Office of the Weber County Recorder in Deed as Entry 2193446; thence South 89°45'00" East along the South line of said Parcel 51.52 feet roughly parallel with and 0.5 feet offset to the South from an existing chain link fence to the Westerly line of Wadman Drive; thence South 34°07'30" East along said Westerly line 368.70 feet to the Northerly line of said property owned by BT Properties LLC; thence Westerly along said Northerly line to the following (2) courses: (1) South 50°15'54" West 87.51 feet, and (2) North 89°40'46" West 191.28 feet to the point of beginning.

Parcel 3: 14-038-0041 ~~KL~~ *JS*

A part of the Northwest quarter of Section 31, Township 6 North, Range 1 West of the Salt Lake Base and Meridian, U.S. Survey:

Beginning at an existing fence being a point on the East line of 1000 West Street (Wadman Drive) located 936.29 feet South 89°02'00" East along the centerline of Kershaw Street and 459.32 feet North 00°58'00" East from the intersection of Pennsylvania Avenue (1100 West Street) and Kershaw Street; running thence along said East line the following two (2) courses: (1) North 00°58'00" East 188.83 feet (2) to the left along the arc of a 346.28 foot radius curve, a distance of 10.62 feet, chord bears North 00°05'16" East 10.62 feet to

an existing fence line; thence South 89°52'33" East 343.06 feet along said fence line to the West right-of-way line of I-15; thence South 31°56'55" East 237.58 along said West right-of-way to an existing fence line; thence North 89°38'48" West 471.99 feet along said fence line to the point of beginning.

Parcel 4: 14-038-0043 *KL JS*

A part of the Northwest Quarter of Section 31, Township 6 North, Range 1 West of the Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the East line of 1000 West Street (Wadman Drive) located 936.29 feet South 89°02'00" East along the centerline of Kershaw Street and 232.03 feet North 00°58'00" East from the intersection of Pennsylvania Avenue (1100 West Street) and Kershaw Street; running thence North 00°58'00" East 227.29 feet along said East line to an existing fence line; thence South 89°38'48" East 471.99 feet along said fence line to the West right-of-way line of I-15; thence South 31°56'55" East 173.97 feet (158.84 feet by record) along said West right-of-way line to the West right-of-way line of "H" Street; thence South 00°00'51" West 183.36 along said West right-of-way line; thence North 89°02'00" West 213.04 feet (213.51 feet by record); thence North 00°58'00" East 97.03 feet; thence North 89°02'00" West 356.50 feet to the point of beginning.

Parcel 5: 14-038-0044 *KL JS*

A part of the Northwest Quarter of Section 31, Township 6 North, Range 1 West of the Salt Lake Base and Meridian, U.S. Survey:

Beginning at the intersection of the North line of Kershaw Street and the East line of 1000 West Street (Wadman Drive) located 936.29 feet South 89°02'00" East along the centerline of Kershaw Street and 35.00 feet North 00°58'00" East from the intersection of Pennsylvania Avenue (1100 West Street) and Kershaw Street; running thence North 00°58'00" East 197.03 feet along said East line; thence South 89°02'00" East 356.50 feet; thence South 00°58'00" West 97.03 feet to the Northwest Corner of Parcel 140380020; thence South 89°02'00" East 13.48 feet (13.51 feet BR record) to the Northwest corner of Parcel 140380019; thence South 00°20'18" East 100.02 feet (South 100.00 feet by record) along the West line of said parcel 140380019 to said North line of Kershaw Street; thence North 89°02'00" West 372.25 feet along said North line to the point of beginning.

The following is shown for information purposes only: 14-038-0034, 14-038-0035, 14-038-0041, 14-038-0043, 14-038-0044

EXHIBIT "B"

THE FOLLOWING EXCEPTIONS AFFECT PARCEL 1

9. Taxes for the year 2014 are PAID Tax ID No. 14-038-0034
10. Said property is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer Improvement District (731-3011), South Ogden Conservation District, Ogden City (629-8321), and Utah Central Business Improvement District.
11. RESOLUTION NO. 23-2005, Creating and Establishing a Special Service District Throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District" and the terms, conditions and limitations contained therein:
Recorded: January 24, 2006
Entry No.: 2156401
12. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: U.S. West Communications, Inc., a Colorado corporation
Recorded: November 12, 1999
Entry No.: 1673566
Book/Page: 2043/1660
13. Non-Exclusive Perpetual Easement and Maintenance Agreement and the terms, conditions and limitations contained therein:
Recorded: January 27, 2004
Entry No.: 2007643
14. INTENTIONALLY DELETED
15. INTENTIONALLY DELETED
16. INTENTIONALLY DELETED

THE FOLLOWING EXCEPTIONS AFFECT PARCEL 2

17. Taxes for the year 2014 are PAID Tax ID No. 14-038-0035
18. Said property is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer Improvement District (731-3011), South Ogden Conservation District, Ogden City (629-8321), and Utah Central Business Improvement District.
19. RESOLUTION NO. 23-2005, Creating and Establishing a Special Service District Throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District" and the terms, conditions and limitations contained therein:
Recorded: January 24, 2006
Entry No.: 2156401
20. INTENTIONALLY DELETED
21. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: U.S. West Communications, Inc., a Colorado corporation
Recorded: November 12, 1999

Entry No.: 1673566
Book/Page: 2043/1660

22. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: PacifiCorp, an Oregon corporation
Recorded: July 28, 2006
Entry No.: 2196530

23. A 15 foot right-of-way disclosed by various instruments of record, including, but not limited to, Warranty Deed recorded May 13, 2008 as Entry No. 2341485.

~~24. INTENTIONALLY DELETED~~

25. INTENTIONALLY DELETED

THE FOLLOWING EXCEPTIONS AFFECT PARCEL 3

26. Taxes for the year 2014 are paid Tax ID No. 14-038-0041

27. Said property is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer Improvement District (731-3011), South Ogden Conservation District, Ogden City (629-8321), and Utah Central Business Improvement District.

28. RESOLUTION NO. 23-2005, Creating and Establishing a Special Service District Throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District" and the terms, conditions and limitations contained therein:

Recorded: January 24, 2006
Entry No.: 2156401

29. The Easterly line of said property abutting the Interstate Highway is a "No Access Line".

30. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: Ogden City
Recorded: April 5, 1966
Entry No.: 471315
Book/Page: 833/277

31. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: U.S. West Communications, Inc., a Colorado corporation
Recorded: November 12, 1999
Entry No.: 1673566
Book/Page: 2043/1660

32. Non-Exclusive Perpetual Easement and Maintenance Agreement and the terms, conditions and limitations contained therein:

Recorded: January 27, 2004
Entry No.: 2007643

33. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: PacifiCorp, an Oregon corporation
Recorded: November 16, 2006
Entry No.: 2222484

34. INTENTIONALLY DELETED

35. INTENTIONALLY DELETED

THE FOLLOWING EXCEPTIONS AFFECT PARCEL 4

36. Taxes for the year 2014 are PAID. Tax ID No. 14-038-0043

37. Said property is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer Improvement District (731-3011), South Ogden Conservation District, Ogden City (629-8321), and Utah Central Business Improvement District.

38. RESOLUTION NO. 23-2005, Creating and Establishing a Special Service District Throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District" and the terms, conditions and limitations contained therein:

Recorded: January 24, 2006

Entry No.: 2156401

39. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: Ogden City

Recorded: April 5, 1966

Entry No.: 471315

Book/Page: 833/277

40. The Easterly line of said property abutting the Interstate Highway is a "No Access Line".

41. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: U.S. West Communications, Inc., a Colorado corporation

Recorded: November 12, 1999

Entry No.: 1673566

Book/Page: 2043/1660

42. Non-Exclusive Perpetual Easement and Maintenance Agreement and the terms, conditions and limitations contained therein:

Recorded: January 27, 2004

Entry No.: 2007643

43. INTENTIONALLY DELETED

THE FOLLOWING EXCEPTIONS AFFECT PARCEL 5

44. Taxes for the year 2014 are PAID. Tax ID No. 14-038-0044

45. Said property is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer Improvement District (731-3011), South Ogden Conservation District, Ogden City (629-8321), and Utah Central Business Improvement District.

46. RESOLUTION NO. 23-2005, Creating and Establishing a Special Service District Throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District" and the terms, conditions and limitations contained therein:

Recorded: January 24, 2006

Entry No.: 2156401

47. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: U.S. West Communications, Inc., a Colorado corporation

Recorded: November 12, 1999

Entry No.: 1673566

Book/Page: 2043/1660

48. Non-Exclusive Perpetual Easement and Maintenance Agreement and the terms, conditions and limitations contained therein:

Recorded: January 27, 2004

Entry No.: 2007643

49. INTENTIONALLY DELETED

50. INTENTIONALLY DELETED

THE FOLLOWING EXCEPTIONS AFFECT ALL PARCELS

51. INTENTIONALLY DELETED

52. INTENTIONALLY DELETED

53. INTENTIONALLY DELETED

54. INTENTIONALLY DELETED

55. INTENTIONALLY DELETED

56. INTENTIONALLY DELETED

57. Matters shown and/or set forth on Preliminary ALTA/ACSM Land Title Survey prepared by Stantec as Project No. 205303042.
