

COMMONWEALTH TITLE



W2729236

RECORDING REQUESTED BY
Commonwealth Land Title Insurance Company
AND WHEN RECORDED MAIL TO:

GGA*LLC
429 SO. 5000 W.
OGDEN, UT 84404

E# 2729236 PG 1 OF 10
Leann H. Kilts, WEBER COUNTY RECORDER
03-Apr-15 02:16 PM FEE \$60.00 DEP SY
REC FOR: LAWYERS TITLE INSURANCE CORP. COM
ELECTRONICALLY RECORDED

ESCROW NO.: 15000085 - 040 - DN2

44648

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1/2

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
GGA*LLC, a Utah limited liability company, also known as GGA LLC, a Utah limited liability company, also known as
GGA LLC, also known as GGA, L.L.C. , a Utah limited liability company

do/does hereby convey to GGA*LLC, a Utah limited liability company

the following real property situated in Weber County, UTAH:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances,
liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: February 26, 2015

SELLER:

GGA*LLC, a Utah limited liability company

By: Ron B. Gibson Revocable Trust dated
December 29, 2006, its Member

By: Ron B. Gibson
Ron B. Gibson, Trustee

Tax ID Nos.: 15-024-0009, 15-027-0025
15-027-0096, 15-048-0005, 15-048-0012 ✓
15-048-0024, 15-048-0026, 15-049-0016 ✓
15-049-0017, 15-051-0004, 15-051-0009 ✓
15-051-0011, 15-052-0017, 15-052-0032 ✓
15-052-0056, 15-024-0008, 15-027-0024
15-048-0001, 15-048-0010, 15-048-0019 ✓
15-049-0018, 15-050-0012, 15-050-0013 ✓
15-050-0014, 15-050-0016, 15-051-0002 ✓
15-051-0003, 15-027-0077, 15-027-0078 ✓

By: Kerry W. Gibson Revocable Trust dated
January 21, 2004, its Member

By: Kerry W. Gibson
Kerry W. Gibson, Trustee

By: Wayne B. Gibson Revocable Trust dated
November 7, 2000, its Member

By: Wayne B. Gibson
Wayne B. Gibson, Trustee

Escrow No.: 15000085 - 040 - DN2

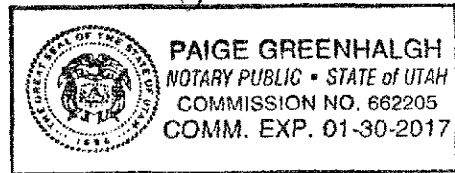
STATE OF UTAH)
) ss:
County of WEBER)

On March 6, 2015 before me, the undersigned, personally appeared **Ron B. Gibson**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Paige Greenhalgh

Notary Public

My commission expires: 1-30-17



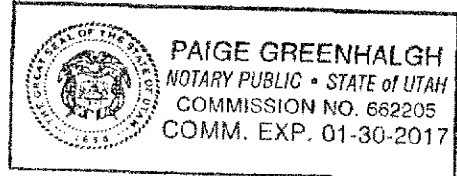
STATE OF UTAH)
) ss:
County of WEBER)

On March 6, 2015 before me, the undersigned, personally appeared **Kerry W. Gibson**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Paige Greenhalgh

Notary Public

My commission expires: 1-30-17



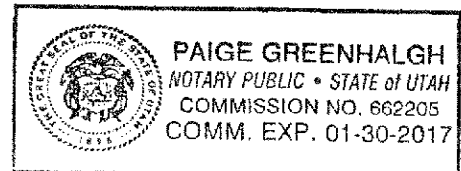
STATE OF UTAH)
) ss:
County of WEBER)

On March 6, 2015 before me, the undersigned, personally appeared **Wayne B. Gibson**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Paige Greenhalgh

Notary Public

My commission expires: 1-30-17



Order Number: 44648

Escrow Officer: at

Exhibit "A"

Parcel 1;

Part of the Southeast quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 596.38 feet North of the Southeast corner of said Section 7, running thence West 283 feet; thence Northeasterly 210.27 feet; thence West 634 feet to Weber River; thence Northerly up channel of Weber River to a point 26.62 chains North of the place of beginning; thence East to the section line of said Section 7; thence South 1160.54 feet to the place of beginning.

Parcel 2:

Part of the Southwest quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 596.38 feet North of the Southwest corner of said Section 8, running thence East 500 feet; thence North 0°35' East 455.62 feet; thence West 500 feet to West line of said Section; thence South 455.62 feet along said line to the point of beginning.

Parcel 2A:

Together with an easement and right of way 20 feet wide as disclosed by that certain Quit Claim Deed recorded February 24, 2006 as Entry No. 2162636, and more particularly described as follows:

A part of the Southwest quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian;

Beginning at a point on the West line of 4700 West Street 1023.1 feet North 0°35' East and 50 feet West from the Southeast corner of said Southwest quarter said point being the South fence line of the McFarland Property, running thence North 89° West 2140 feet to the GGA L.L.C. Property; thence South 0°35' East 20 feet; thence South 89° East 2140 feet to the West line of 4700 West Street; thence North 0°35' East 20 feet to the point of beginning.

Parcel 3;

A part of the Southwest quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian: Basis of bearings is State Plane Grid bearing of North 01°18'53" East as monumented along the West line of said Southwest quarter of Section 8:

Beginning at a point which is North 01°18'53" East (North) 1063.11 feet along said quarter section to a fence from the Southwest corner of said quarter section, and running thence ten courses along said fence, as follows: South 88°53'02" East 221.94 feet; South 89°05'26" East 299.22 feet; North 00°43'11" East 167.28 feet; North 0°21'51" East 163.77 feet; North 0°03'08" East 140.81 feet; North 0°24'59" West 56.57 feet; North 02°04'09" West 60.63 feet; North 50°45'52" West 127.11 feet; North 48°49'43" West 61.52 feet, more or less to a fence intersection and North 89°36'28" West 360.81 feet, more or less to said quarter section line, thence South 01°18'53" West 703.29 feet, more or less to the point of beginning.

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Parcel 3A:

Together with an easement and right of way 20 feet wide as disclosed by that certain Quit Claim Deed recorded February 24, 2006 as Entry No. 2162636, and more particularly described as follows:

A part of the Southwest quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian;

Beginning at a point on the West line of 4700 West Street 1023.1 feet North 0°35' East and 50 feet West from the Southeast corner of said Southwest quarter said point being the South fence line of the McFarland Property, running thence North 89° West 2140 feet to the GGA L.L.C. Property; thence South 0°35' East 20 feet; thence South 89° East 2140 feet to the West line of 4700 West Street; thence North 0°35' East 20 feet to the point of beginning.

Parcel 4:

Part of the Southeast quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian:

Beginning at a point located South 54.3 feet from the Northwest corner of said Southeast quarter; thence South 131.6 feet; thence North 88°49' East 366.2 feet; thence North 133.0 feet; thence South 88°37' West 366.0 feet to the point of beginning. Less that portion of the subject property lying within 4700 West.

Parcel 5:

Part of the Northwest quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian:

Beginning at the Southwest corner of the Northwest quarter of Section 17; thence North to a point 10.25 chains South of the Northwest corner of Section 17; thence East 2.5 chains; thence South 1061.9 feet; thence East 29.21 chains; thence South 13.66 chains; thence West 31.71 chains, more or less, to beginning.

Parcel 6:

Part of the Southeast quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian:

Beginning at a point located South 440.6 feet and East 568.2 feet from the Northwest corner of said Southeast quarter; thence East 751.8 feet to the East line of the Northwest quarter of the Southeast quarter of said Section 17; thence South 41 feet; thence West 901.8 feet; thence North 302.9 feet; thence West 52.10 feet; thence North 100.7 feet; thence East 202.1 feet; thence South 362.6 feet to the point of beginning.

Parcel 7:

Part of the Northwest quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian; U.S. Survey:

Beginning at a point 233.00 feet West of the Southeast corner of said Northwest quarter, running thence

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North 901.56 feet to a fence; thence South $89^{\circ}47'45''$ West 314.14 feet along said fence; thence South 901.56 feet to the South line of said quarter section; thence East 314.14 feet along said quarter section line to the point of beginning.

Parcel 8:

A part of the Southwest quarter of the Northeast quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian; U.S. Survey;

Beginning at a point 11.43 chains East from the Southwest corner of said quarter section; and running thence North 3.37 chains; thence North 89° West 5.32 chains; thence South 300.42 feet; thence East 5.32 chains; thence North 78 feet to the point of beginning.

Parcel 9:

Part of the Southeast quarter of Section 17 and the Northeast quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 29.3 feet South of the Northwest corner of said Southeast quarter of said Section 17; thence East 175 feet; thence North 227 feet, more or less, to the South line of 400 South Street; thence South 89° East 228.28 feet; thence South 284.7 feet to a point 78 feet South of the quarter Section line; thence West 37.18 feet; thence North 32.7 feet; thence South $88^{\circ}37'$ West 366.0 feet to the West line of said Southeast quarter; thence North 25 feet to the point of beginning. Less that portion of the subject property lying within 4700 West.

Parcel 10:

Part of the Southeast quarter of Section 18, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 400 feet North from the Southeast corner of the said quarter Section; running thence West 1320 feet; thence North 920 feet; thence East 1320 feet; thence South 920 feet to the point of beginning.

Parcel 10A:

A right of way over and upon the following described tract of land to-wit:

Part of the Southeast quarter of Section 18, and part of the Northeast quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southeast corner of said Section 18, running thence West 0.31 of a chain; thence South 16.08 chains; thence West 0.25 of a chain; thence North 16.58 chains; thence East 0.31 of a chain; thence North 5.56 chains; thence East 0.25 of a chain; thence South 6.01 chains to the place of beginning.

Parcel 11:

Part of Section 18, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 21.31 chains West from the Southeast corner of said Section; thence North 3.95

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chains; thence West 14.75 chains; thence South 3.95 chains; thence East 14.75 chains to place of beginning.

Parcel 12:

Part of the South half of Section 18, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 20 chains North and 85 rods West of the Southeast corner of the Southeast quarter; running thence North 10 chains; thence West 875 feet; thence South 660 feet; thence West to the center of the channel of Weber River; thence down said channel of Weber River to a point 8.9 chains North of the Southwest corner of said Southeast quarter section; thence South 68° East 4.5 chains; thence South 4.05 chains; thence East 16.46 chains; thence North 16.15 chains; thence West 5 rods more or less to beginning.

Parcel 13:

Part of the Northeast quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 1406.46 feet West and South 1020.28 feet and West 160 feet from the Northeast corner of said Section; running thence West 300 feet; thence North 550 feet; thence East 300 feet; thence South 550 feet to place of beginning.

Parcel 14:

Part of the Northeast quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 1980 feet West from the Northeast corner of said quarter Section; thence South 1028.28 feet, more or less; thence West 254.21 feet to the East line of K & K Moo View Subdivision; thence along said subdivision; North 04°26'49" East 1142.64 feet, more or less, to the Section line; thence East 197.3 feet to beginning.

Parcel No. 15:

Part of the Northeast quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 1406.46 feet West along the Section line from the Northeast corner of said Section 19; running thence South 1028.28 feet; thence West 160.00 feet; thence North 550.00 feet; thence West 300.00 feet; thence South 550.00 feet; thence West 113.54 feet; thence North 2°00' East 1028.28 feet to the North line of the Section; thence East 573.54 feet, more or less, along the Section line to the point of beginning.

Parcel 16:

Part of the Southeast quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 26.62 chains North of the Southeast corner of said Section 7; running thence West to channel of Weber River; thence Northeasterly up channel of river to a point North of beginning; thence South to

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beginning.

Parcel 17:

Part of the Southwest quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point North $1^{\circ}18'53''$ East 1,766.40 feet along the quarter Section to a fence line from the Southwest corner of the Southwest quarter of said Section 8; thence along said fence South $89^{\circ}36'28''$ East 201.55 feet; thence North $3^{\circ}45'34''$ East 866.54 feet; thence North $89^{\circ}17'02''$ West 341.00 feet, more or less, to said West quarter Section line, thence Southerly along Section line to the point of beginning.

Parcel 18:

Part of the East half of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point located South 441.6 feet and East 1320 feet from the Northwest corner of the Southeast quarter of said Section 17, thence South 878.4 feet, to the South line of the Northwest quarter of the Southeast quarter; thence East 1320 feet to the East line of said Section 17; thence North 878.4 feet along said East line; thence West 1320 feet to the point of beginning.

Parcel 19:

Part of the Northwest quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southeast corner of said Northwest quarter of said Section 17; thence West 233 feet; thence North 210 feet; thence East 233 feet to the line between the Northeast and Northwest quarters of said Section 17; thence South 210 feet to the place of beginning.

Parcel 20:

Part of the Southeast quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point located East 39 feet from the Northwest corner of said Southeast quarter; said point of beginning being on the East line of 4700 West Street; thence East 134 feet; thence South 29.3 feet; thence West 134 feet to the East line of 4700 East Street; thence North 29.3 feet to the point of beginning.

Parcel 21:

Part of the Southwest quarter of the Northeast quarter of Section 17, Township 6 North, Range 2, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point .79 of a chain East from the Southwest corner of said quarter section; running thence North 3.52 chains; thence South 89° East 122.86 feet; thence South 3.45 chains to the South line of said quarter Section; thence West along said South line 122.86 feet, more or less, to the point of beginning.

Parcel 22:

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Part of the Southwest quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 3.47 chains North of the Southwest corner of said quarter Section; thence East 20 chains; thence North 29.15 chains; thence West 5 chains; thence South 1 chain; thence West 2 chains to center of slough; thence Southwesterly along slough to West Section line; thence South to beginning.

Less and excepting:

Part of the Southwest quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point being North 00°44'29" East 229.02 feet along the Section line; thence South 88°53'52" East 982.96 feet and North 00°49'23" East 720.67 feet from the Southwest corner of said Section 17; and running thence North 00°49'23" East 853.50 feet; thence South 88°53'52" East 268.00 feet; thence South 00°49'23" West 853.58 feet; thence North 88°53'52" West 268.00 feet to the point of beginning.

Parcel 23:

Part of the Southwest quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 6 chains North of the Southwest corner of said quarter section; running thence North 34 chains to the Northwest corner of said quarter section; thence East 20 chains; thence South 7.19 chains; thence West 7 chains; thence Southerly and Southwesterly to a point in slough which is 30.08 chains North and 12.66 chains East from the Southwest corner of said quarter Section; thence South 14.26 chains; thence South 35°45' West 8 chains; thence South 67°15' West 8.63 chains to the place of beginning.

Parcel 23A:

Together with a right of way 20 feet wide described as follows:

A part of the Southwest quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian;

Beginning at the Northeast corner of said Southwest quarter Section; running thence South 20 feet; thence West 1320 feet; thence North 20 feet; thence East 1320 feet to the point of beginning.

Parcel 24;

Part of the Northeast quarter of the Southwest quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning West 560 feet from the Northeast corner of the Southwest quarter of Section 17; thence running thence South 5 chains; thence West 760 feet; thence North 5 chains; thence East 760 feet to the point of beginning.

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Part of the Northeast quarter of the Southwest quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of said Southwest quarter Section; running thence South 220 feet; thence West 560 feet; thence North 220 feet; thence East 560 feet to the place of beginning.

Parcel 26;

Part of the Northeast quarter of Section 18, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southeast corner of the Northeast quarter of said Section 18; running thence North 29.75 chains; thence West 12 chains to Weber River; thence down said river to South line of said quarter Section; thence East 11 chains to beginning.

Parcel 27:

Part of the East 1/2 of Section 18, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 25.25 chains East from the Southwest corner of the Northeast quarter of said Section 18; thence following Weber River in a Southerly, Easterly and Northerly direction to the North line of the Southeast quarter; thence East to the East line of said Section; thence South 20 chains; thence West 85 rods; thence North 80 rods; thence East to beginning.

Parcel 28:

A part of the Southwest quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian: Basis of bearings is state plane grid bearing of North 01°18'53" East as monumented along the West line of said Southwest quarter of Section 8:

Beginning at a point which is North 01°18'53" East (North) 1063.11 feet along said quarter Section to a fence South 88°50'02" East 221.94 feet along said fence South 89°05'26" East 299.22 feet along said fence from the Southwest corner of said quarter Section; and running thence twelve courses along said fence, as follows: North 0°43'11" East 167.28 feet; North 0°43'11" East 167.28 feet; North 0°21'51" East 163.77 feet; North 0°02'08" East 140.81 feet; thence North 0°24'59" West 56.57 feet; North 02°04'09" West 60.63 feet; North 50°45'52" West 127.11 feet; North 48°49'43" West 61.52 feet, more or less to a fence intersection, North 88°52'50" East 199.15 feet; North 77°24'19" East 40.71 feet; North 04°54'09" West 351.43 feet along and beyond said fence; North 89°51'24" East 535.60 feet along and beyond said fence and South 01°16'19" West 1062.40 feet along fence to a fence corner on North side of an existing 20 foot right of way; thence South 20.04 feet; thence North 88°52'10" West 282.37 feet to an angle point of fence; thence South 89°59'01" West 74.59 feet along said fence; thence North 89°21'07" West 219.79 feet along said fence to the point of beginning.

Parcel 29:

A part of the southwest and Northwest quarters of Section 8 and a part of the Southeast and Northeast quarters of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian;

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Beginning at a point that is North 1°18'53" East 1766.40 feet along Section line, (as monumented) to a fence and South 89°36'28" East 201.55 feet along said fence to fence intersection from the Southwest corner of said Section 8 and running thence South 89°36'28" East 159.26 feet along said fence; thence North 88°52'50" East 199.15 feet along fence; thence North 77°24'18" East 40.71 feet along fence to a fence intersection; thence North 4°54'12" West 351.43 feet along and beyond fence to the projection of a fence from the East; thence North 89°51'24" East 535.60 feet along and beyond fence to a North-South fence; thence North 1°15'43" East 490.92 feet along fence to a fence intersection; thence North 1°10'28" East 693.30 feet more or less to the South Bank of the Weber River; running thence eleven (11) courses along said bank of the river described as follows; South 79°04'35" West 102.05 feet; thence North 75°00'08" West 254.48 feet; thence North 83°18'17" West 149.03 feet; thence South 79°49'31" West 186.95 feet; thence South 72°51'58" West 71.10 feet; thence South 63°21'19" West 127.59 feet; thence South 56°34'56" West 129.38 feet; thence South 50°56'26" West 88.91 feet; thence South 18°41'53" West 307.33 feet; thence South 20°52'29" West 203.01 feet; thence South 12°11'21" West 23.33 feet, more or less to point that bears North 89°17'02" West from a Northwest fence corner; thence South 89°17'02" East 341.00 feet, more or less to said Northwest fence corner; thence South 3°45'34" West 866.54 feet, more or less along fence to point of beginning.