

WHEN RECORDED MAIL TO:
C & R ERDMANN PROPERTIES, LLC
1339 W 3300 S
Ogden UT 84401



E# 2815970 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
21-Sep-16 0941 AM FEE \$12.00 DEP TN
REC FOR: INWEST TITLE - SOUTH OGDEN
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 224591
MAIL TAX NOTICE TO: C & R ERDMANN PROPERTIES, LLC
1339 W 3300 S Ogden, UT 84401

WARRANTY DEED

COREY A. ERDMANN AND REBECCA N. ERDMANN WHO ACQUIRED TITLE AS REBECCA L. ERDMANN

GRANTOR(S)

OF OGDEN, COUNTY OF WEBER, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

C & R ERDMANN PROPERTIES, LLC

GRANTEE(S)

OF OGDEN, COUNTY OF WEBER, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY,
STATE OF :

(14-037-0031)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND
TAXES FOR THE YEAR 2016 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 16 DAY OF September, 2016.

SIGNED IN THE PRESENCE OF

Corey A. Erdmann

COREY A. ERDMANN
Rebecca N. Erdmann

REBECCA N. ERDMANN WHO ACQUIRED TITLE AS
REBECCA L. ERDMANN

STATE OF UTAH)
)SS
COUNTY OF WEBER)

ON September 16, 2016, PERSONALLY APPEARED BEFORE ME, COREY A. ERDMANN AND REBECCA N. ERDMANN WHO ACQUIRED TITLE AS REBECCA L. ERDMANN, THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT () HE () EXECUTED THE SAME.

Rachel J. Miller

NOTARY PUBLIC



EXHIBIT "A"

EXHIBIT "A"

PARCEL 1: (14-037-0031) ^{BT}
PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 89°02' EAST 936.29 FEET, NORTH 0°58' EAST 648.15 FEET, NORTHERLY ALONG THE ARC OF A 346.28 FOOT RADIUS CURVE TO THE LEFT 212.08 FEET AND NORTH 34°07'30" WEST 474.51 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, RUNNING THENCE NORTH 34°07'30" WEST 53.49 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF A 219.20 FOOT CURVE TO THE LEFT 99.95 FEET; THENCE NORTHERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 52.71 FEET, THENCE NORTH 0°09'15" EAST 73.18 FEET TO AN EXISTING FENCE, THENCE SOUTH 89°50'45" EAST 209.96 FEET ALONG SAID FENCE TO THE WEST LINE OF INTERSTATE 15, THENCE SOUTH 32°56'15" EAST 330.10 FEET ALONG SAID WEST LINE, THENCE NORTH 79°20'30" WEST 266.35 FEET TO THE POINT OF BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

PARCEL 2: (14-037-0017) ^{BT}
PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 89°31'50" EAST 477.10 FEET AND SOUTH 0°02' WEST 850.01 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTHERLY ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT 52.71 FEET, THENCE ALONG THE ARC OF A 219.20 FOOT RADIUS CURVE TO THE RIGHT 99.95 FEET, THENCE SOUTH 34°07'30" EAST 109.00 FEET, THENCE NORTH 89°31'51" WEST 72 FEET, THENCE NORTH 34°07'30" WEST 67.12 FEET, THENCE ALONG THE ARC OF A 159.20 FOOT RADIUS CURVE TO THE LEFT 73.18 FEET, THENCE NORTH 0°02' EAST 102.82 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF DESCRIBED PROPERTY FALLING WITHIN WADMAN DRIVE (BK 60 PG 84).

SUBJECT TO A 60 FOOT RIGHT OF WAY 30 FEET EITHER SIDE OF THE FOLLOWING CENTERLINES: BEGINNING AT A POINT SOUTH 89°02' EAST 906.29 FEET AND NORTH 0°58' EAST 35.00 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, RUNNING THENCE NORTH 0°58' EAST 613.15 FEET, THENCE ALONG THE ARC OF A 316.28 FOOT RADIUS CURVE TO THE LEFT 193.71 FEET, THENCE NORTH 34°07'30" WEST 528.28 FEET, THENCE ALONG THE ARC OF A 189.20 FOOT RADIUS CURVE TO THE LEFT 184.43 FEET, THENCE NORTH 89°58'30" WEST 376.44 FEET TO THE EAST LINE OF PENNSYLVANIA AVENUE.

ALSO: BEGINNING NORTH 0°02' EAST 548.95 FEET AND SOUTH 89°02' EAST 33.00 FEET, RUNNING THENCE SOUTH 89°02' EAST 852.23 FEET.

ALSO: SUBJECT TO A 50 FOOT RIGHT OF WAY 25 FEET EITHER SIDE OF THE FOLLOWING CENTERLINE: BEGINNING AT A POINT NORTH 0°02' EAST 1333.64 FEET NORTHEASTERLY ALONG THE ARC OF A 1148.00 FOOT RADIUS CURVE TO THE RIGHT 2.21 FEET AND SOUTH 89°58'30" EAST 467.53 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, RUNNING THENCE NORTH 0°09'15" EAST TO STATE ROAD COMMISSION PROPERTY.

SITUATE IN WEBER COUNTY, STATE OF UTAH.