



W2818428

E# 2818428 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
03-Oct-16 0235 PM FEE \$17.00 DEP JC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Mall Recorded Deed and Tax Notice To:
C2 Investments, LLC
2225 Washington Blvd. #300
Ogden, UT 84401



File No.: 79662-DF

WARRANTY DEED

C2 Investments, a Limited Liability Company organized under the laws of Montana
GRANTOR(S) of Ogden, State of Utah, hereby Conveys and Warrants to
C2 Investments, LLC, a Montana limited liability company

GRANTEE(S) of Ogden, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

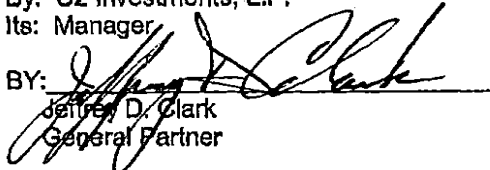
TAX ID NO.: 01-019-0023, 01-019-0024, 01-019-0019 and 19-121-0010 (for reference purposes only)

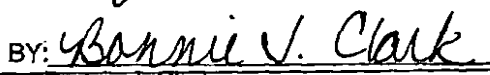
Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 29th day of September, 2016.

C2 Investments, a Limited Liability Company
By: C2 Investments, L.P.
Its: Manager

BY: 
Jeffrey D. Clark
General Partner


BY: 
Bonnie J. Clark
General Partner

File No. 79662-DF

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of September, 2016, personally appeared before me Jeffrey D. Clark and Bonnie J. Clark, who acknowledged himself/herself to be the General Partners of C2 Investments, L.P., a limited partnership which is named as manager to C2 Investments, a limited liability company, and that they, as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



File No. 79662-DF

EXHIBIT A**PARCEL 1:**

Part of Lots 7, 8 and 9, Block 23, Plat A, Ogden City Survey, Ogden City, Weber County, Utah: Beginning at the Northeast corner of said Lot 8 and running thence South 00°58' West 161.68 feet along the East line of said block; thence North 89°00'16" West 137.00 feet; thence South 00°58' West 22.00 feet; thence North 89°00'16" West 196.35 feet to the West line of Lot 9; thence North 00°58' East 315.68 feet to the Northwest corner of said Lot 7; thence South 89°09' East 86.85 feet along the North line of said Lot 7; thence South 00°58' West 119.80 feet; thence South 89°07'59" East 130.00 feet; thence South 00°52'01" West 12.95 feet to the South line of Lot 7; thence South 89°07'36" 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 and 10, Block 23, Plat A: Beginning at a point 104.46 feet North 00°58' East of the Northwest corner of Lot 10 and running thence South 89°00'16" East 20 feet; thence South 00°58' West 143.31 feet; thence North 89°00'16" West 20 feet; thence North 00°58' 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.

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 00°58' East 104.02 feet from the Southeast corner of said Lot 9 and running thence North 89°00'16" West 147.00 feet; thence North 00°58' East 10.00 feet; thence South 89°00'16" East 147.00 feet; thence South 00°58' 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.

PARCEL 2:

Part of Lot 7, Block 23, Plat "A", Ogden City Survey, Ogden City, Weber County, Utah: Beginning at the Northeast corner of Lot 7 and running thence South 00°58' West 132.85 feet to the Southeast corner of said Lot 7; thence North 89°07'36" West 116.50 feet, along the South line of said Lot 7; thence North 00°52'01" East 12.95 feet; thence North 89°07'59" West, 130 feet; thence North 00°58' East, 119.80 feet to the North line of said Lot 7; thence South 89°09' East 246.50 feet along said North line to the point of beginning.

PARCEL 3:

Part of Lots 5 and 6, Block 23, Plat A, Ogden City Survey, Ogden City, Weber County, Utah: Beginning at the Northeast corner of said Lot 6 and running thence South 00°58' West 265.43 feet to the Southeast corner of said Lot 5; thence North 89°06'12" West 29.65 feet; thence North 00°58' East 54.50 feet; thence North 89°06'12" West 115.85 feet parallel to the South line of said Lot 7; thence North 00°58' East 195.82 feet to the North line of said Lot 6; thence three courses along said North line as follows: South 89°09' East 3.20 feet; thence Northeasterly along the arc of a 47.60 foot radius curve to the left 38.85 feet (long chord bears North 67°28'12" East 37.77 feet), and South 89°09' East 107.65 feet to the point of beginning.

PARCEL 4:

All of Lot 21, PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, Pleasant View City, Weber County, Utah, as recorded on the official plat thereof.