

2



\*W2829614\*

FORWARD TAX NOTICE TO:  
Grantee  
422 North 1200 East  
Bountiful, Utah 84010

E# 2829614 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
01-Dec-16 0453 PM FEE \$14.00 DEP DAK  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

152042

**SPECIAL WARRANTY DEED**

This Warranty Deed, made and entered into by and between, **Injury Care Specialists, LLC**, a Utah **Limited Liability Company**, hereinafter referred to as "Grantor", in favor of,

**HHI, Enterprises, L.L.C.**, a Utah **Limited Liability Company**, "Grantee"

WITNESSETH, that for and in consideration of Ten Dollars and other good and valuable consideration, paid by the "Grantee" to the "Grantor", receipt of which is acknowledged, the "Grantor" gives, grants, bargains, sells, conveys, deeds and warrants unto "Grantee", as to the acts of the "Grantor" only, all claiming, certain real property located in **Weber County, State of Utah**, "Premises", more particularly described as:

14-037-0034 (14-037-0032, 14-038-0040) *all*

See legal description of subject property on attached Exhibit "A" which by reference is made a part.

Description is a survey description to convey subject property and to combine Tax Parcel Numbers DB ~~14-037-0032~~ & ~~14-038-0040~~ into one tax parcel number for tax purposes.

**TO HAVE AND TO HOLD**, premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements in, on or underneath "Premises". "Grantor" covenants with and represents to "Grantee" its successors and assigns that it is lawfully sized in fee of the "Premises", that the same is free of all liens and encumbrances, subject only to non-delinquent taxes, assessments, reservations, restrictions, rights of way, easements of record decree or prescription.

**Injury Care Specialists, LLC**, a Utah **Limited Liability Company**  
by its **Manager**  
**No Name Investments, LTD**, a Utah **Limited Partnership**  
by its **Partner**  
**The Rodney G. and Jill Koford Family Trust UAD 2-28-05**

by: \_\_\_\_\_  
Rodney G. Koford--Trustee

11/29/16  
Date

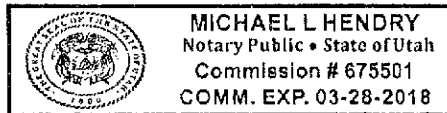
by: \_\_\_\_\_  
Jill Koford--Trustee

11/29/16  
Date

State of Utah  
County of Weber

On this the 28th day of November 2015, personally appeared before me, Rodney G. Koford and Jill Koford as Trustees of the Rodney G. and Jill Koford Family Trust UAD 2-28-05 as the Partner of No Name Investments, LTD, a Utah Limited Partnership who is the Manager of Injury Care Specialists, LLC, a Utah Limited Liability Company, the signers of this document who duly acknowledged to me that they executed this document in the capacity stated and in accordance with the operating agreement of said limited liability company.

\_\_\_\_\_  
Notary Public



## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 152042

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF OGDEN, COUNTY OF WEBER, STATE OF UTAH; SAID TRACT HAVING A BASIS OF BEARING OF SOUTH 00 DEG 22 MIN 13 SEC WEST BETWEEN THE MONUMENTED LOCATION OF AN OGDEN CITY MONUMENT (OCM) WHICH IS BEING USED AS A REFERENCE MONUMENT FOR THE NORTHWEST CORNER OF SAID SECTION 31 (WEBER COUNTY SURVEYOR NAD1927 STATE PLANE COORDINATES FOR THE OCM ARE X = 1860885.02 Y = 323287.67, COORDINATES FOR THE NW COR X = 1860890.118 Y = 323292.852) AND THE MONUMENTED LOCATION FOR THE SOUTHWEST CORNER OF SAID SECTION 31 WHICH IS A WEBER COUNTY SURVEYOR BRASS CAP (WEBER COUNTY SURVEYOR NAD1927 STATE PLANE COORDINATES OF X = 1860851.05 Y = 318051.31); SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF WADMAN DRIVE, SAID POINT BEING LOCATED THE FOLLOWING FIVE (5) COURSES, (1) 2232.19 FEET SOUTH 00 DEG 23 MIN 33 SEC WEST TO A SPIKE IDENTIFYING THE INTERSECTION OF KERSHAW STREET AND PENNSYLVANIA AVENUE (1100 WEST STREET); (2) 906.29 FEET SOUTH 88 DEG 40 MIN 18 SEC EAST (SOUTH 89 DEG 02 MIN 00 SEC EAST RECORD PER DEDICATION PLAT RECORDED AS PLAT BOOK 60 PAGE 84) ALONG THE CENTER LINE OF KERSHAW STREET TO A PK NAIL REPRESENTING THE INTERSECTION OF KERSHAW STREET AND WADMAN DRIVE; (3) 648.15 FEET NORTH 01 DEG 19 MIN 42 SEC EAST (NORTH 00 DEG 58 MIN 00 SEC EAST RECORD PER SAID DEDICATION PLAT) ALONG THE DEDICATED CENTER LINE OF WADMAN DRIVE TO A POINT OF CURVATURE; (4) LEAVING SAID CENTER LINE SOUTH 88 DEG 40 MIN 18 SEC EAST 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF WADMAN DRIVE TO THE POINT OF A NON-TANGENT CURVE; (5) ALONG THE ARC OF A CURVE TO THE LEFT 11.04 FEET, HAVING A RADIUS OF 346.28 FEET AND A CHORD DISTANCE AND BEARING OF 11.04 FEET NORTH 00 DEG 24 MIN 53 SEC EAST ALONG THE EAST RIGHT OF WAY LINE OF WADMAN DRIVE TO A PINNACLE ENGINEERING AND LAND SURVEYING, INC. REBAR AND CAP REPRESENTING THE NORTHEAST CORNER OF PARCEL E AS SURVEYED AND DOCUMENTED BY A RECORD OF SURVEY FILE NUMBER 4255 OF THE WEBER COUNTY SURVEYOR'S RECORDS; FROM SAID OGDEN CITY MONUMENT (OCM); RUNNING THENCE CONTINUING ALONG THE ARC OF A CURVE TO THE LEFT 201.05 FEET, HAVING A RADIUS OF 346.28 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 17 DEG 07 MIN 54 SEC WEST 198.23 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT OF TANGENCY; THENCE NORTH 33 DEG 45 MIN 48 SEC WEST 474.79 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 2 IN RECORD OF SURVEY FILED WITH THE WEBER COUNTY SURVEYOR'S OFFICE FOR WADMAN CORPORATION BY LANDMARK SURVEYING, INC. (LANDMARK PROJECT FILE NUMBER 3517); THENCE SOUTH 79 DEG 00 MIN 11 SEC EAST 263.89 FEET ALONG SAID PARCEL 2 BOUNDARY TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 15 (SEE SHEET 4 OF PROJECT NUMBER I-15-8(7)338 OF THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS); THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID INTERSTATE RIGHT OF WAY; (1) SOUTH 32 DEG 31 MIN 07 SEC EAST 10.35 FEET TO AN EXISTING RIGHT OF WAY MONUMENT; (2) SOUTH 33 DEG 59 MIN 41 SEC EAST 76.55 FEET ALONG OR NEAR THE INTERSTATE RIGHT OF WAY FENCE; (3) LEAVING SAID FENCE SOUTH 19.24 FEET; (4) EAST 12.97 FEET TO A POINT ON OR NEAR SAID INTERSTATE RIGHT OF WAY

File No.: 152042  
Exhibit A Legal Description

Page 1 of 2

FENCE; (5) SOUTH 33 DEG 59 MIN 41 SEC EAST 157.13 FEET ALONG OR NEAR SAID INTERSTATE RIGHT OF WAY FENCE AND FENCE LINE EXTENDED (SAID POINT BEING ON THE CENTER LINE OF HOWARD STREET (NOW KNOWN AS DOXEY STREET) AS RECORDED IN PLAT BOOK 5 PAGE 36-37 OF THE WEBER COUNTY PLAT RECORDS; (6) SOUTH 89 DEG 47 MIN 00 SEC EAST 64.86 FEET ALONG SAID CENTER LINE OF HOWARD STREET TO A RIGHT OF WAY MONUMENT OF SAID INTERSTATE; (7) SOUTH 31 DEG 32 MIN 13 SEC EAST 369.19 FEET ALONG OR NEAR AN EXISTING RIGHT OF WAY FENCE LINE; THENCE LEAVING THE INTERSTATE RIGHT OF WAY NORTH 89 DEG 32 MIN 05 SEC WEST 343.93 FEET ALONG OR NEAR AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

LESS: ANY INTEREST THAT THE STATE ROAD COMMISSION OF UTAH HAS IN WARRANTY DEED RECORDED IN THE DEED RECORDS OF WEBER COUNTY, UTAH, AS BOOK 805 PAGE 308 ON MAY 12, 1965 FOR PROJECT NO. I-15-8(7)338 AS PARCEL NO. 15-8:30:A WHICH MAY BE WITHIN THE BOUNDS OF THE ABOVE DESCRIBED PROPERTY.