



\*W2881874\*

E# 2881874 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
02-Oct-17 01:20 PM FEE \$16.00 DEP TT  
REC FOR: FIRST AMERICAN - FASHION POINTE  
ELECTRONICALLY RECORDED

Recording Requested by:  
First American Title Insurance Company  
5929 S. Fashion Pointe Dr, Ste 120  
South Ogden, UT 84403  
(801)479-6600

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Grand Slam Ventures, LLC  
c/o WKS Restaurant Group, 2735 Carson  
#200  
Lakewood, CA 90712

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

(CORPORATE FORM)

Escrow No. **338-5874170 (sh)**  
A.P.N.: **06-030-0040, 06-030-0014, 06-030-0042**

**RDA of Riverdale City** a corporation organized and existing under the laws of the State of Utah with its principal office at **4600 S. Weber River Drive, Riverdale, UT 84405** of **Weber County**, State of **UT**, grantor(s) hereby CONVEY(S) AND WARRANT(S) against all claiming by, through or under it to

of **Grand Slam Ventures, LLC, a California limited liability company**, Grantee of **Lakewood, CA**, for the sum of **Ten DOLLARS**, the following described tract of land in **Weber County**, State of **UT**:

**A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN RIVERDALE CITY, WEBER COUNTY, UTAH:**

**BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF RIVERDALE ROAD AS WIDENED TO 56.50 FOOT HALF-WIDTH LOCATED 686.69 FEET SOUTH 89°26'02" EAST ALONG THE SECTION LINE, AND 1378.35 FEET SOUTH 00°33'58" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 8; AND RUNNING THENCE SOUTH 53°19'37" EAST 194.27 FEET; THENCE SOUTH 38°00'51" WEST 122.37 FEET; THENCE SOUTH 47°50'52" WEST 26.28 FEET; THENCE SOUTH 36°50'23" WEST 31.49 FEET TO THE NORTHEASTERLY LINE OF 500 WEST STREET; THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING THREE COURSES: NORTH 53°09'37" WEST 89.39 FEET; NORTH 46°43'27" WEST 37.18 FEET; AND NORTH 53°09'37" WEST 38.86 FEET; THENCE NORTH 06°50'22" WEST 35.41 FEET TO THE SOUTHEASTERLY LINE OF RIVERDALE ROAD AS WIDENED; THENCE NORTHEASTERLY ALONG THE ARC OF A 9943.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 149.32 FEET (CENTER BEARS SOUTH 52°28'43" EAST, CENTRAL ANGLE EQUALS 00°51'38" AND LONG CHORD BEARS NORTH 37°57'06" EAST 149.32 FEET) ALONG SAID SOUTHEASTERLY LINE OF RIVERDALE ROAD TO THE POINT OF BEGINNING.**

**TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:**

**A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN RIVERDALE CITY, WEBER COUNTY, UTAH.**

**BEGINNING AT A POINT LOCATED 686.69 FEET SOUTH 89°26'02" EAST ALONG THE SECTION LINE, 1378.35 FEET SOUTH 0°33'58" WEST AND 194.27 FEET SOUTH 53°19'37" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 8, AND RUNNING THENCE SOUTH 53°19'37" EAST 27.01 FEET; THENCE SOUTH 38°00'51" WEST 123.00 FEET; THENCE SOUTH 27°51'43" WEST 25.55 FEET; THENCE SOUTH 36°50'23" WEST 31.49 FEET TO THE NORTHEASTERLY LINE OF 500 WEST STREET; THENCE NORTH 53°09'37" WEST 36.00 FEET ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 36°50'23" EAST 31.49 FEET; THENCE NORTH 47°50'52" EAST 26.28 FEET; THENCE NORTH 38°00'51" EAST 122.37 FEET TO THE POINT OF BEGINNING.**

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this **Twenty-eighth day of September, 2017**. A.D.

**RDA of Riverdale City**

By

  
Roger Worthen, City  
Administrator

[CORPORATE SEAL]


STATE OF Utah )  
 )ss.  
County of Weber )

On September 29, 2017, before me, the undersigned Notary Public, personally appeared **Rodger Worthen, City Administrator of RDA of Riverdale City**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

*10-28-18*

  
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Notary Public

