



\*W2924239\*

TAX NOTICE TO:  
Grantee

2620 Wadman Drive  
Ogden, Utah 84401

E# 2924239 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
05-Jun-18 0141 PM FEE \$15.00 DEP TN  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

**QUIT CLAIM DEED**

**Wadman Investments, L.L.C., a Utah Limited Liability Company**, hereinafter referred to as Grantor,  
does hereby Quit Claim to:

**C&R Erdmann Properties, LLC, a Utah Limited Liability Company**

hereinafter referred to as Grantee, of **Weber County, State of Utah**, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey, assign, transfer, deed and convey any and all interest of the Grantor, if any, in and to the real property located in **Weber County, Utah**, described as follows:

See attached legal description which is a record of Survey Description of the real property described on Exhibit "A" prepared by Ernest Rowley a Professional Land Surveyor in the State of Utah.

Tax Serial Numbers 14-037-0028; 14-037-0011; 14-037-0014 & 14-037-0016

Executed on this the 5th day of June 2018

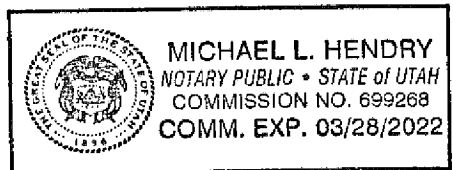
**Wadman Investments, L.L.C., a Utah Limited Liability Company**

by: Keith M. Buswell  
Keith M. Buswell--Authorized Agent

State of Utah  
County of Weber

On this the 5th day of June 2018, personally appeared before me, **Keith M. Buswell as Authorized Agent of Wadman Investment, L.L.C., a Utah Limited Liability Company**, who duly acknowledged to me that he executed this deed in the capacity stated and in accordance with the terms and conditions of the operating agreement of the limited liability company.

Michael L. Hendry  
Notary Public



**EXHIBIT A****Parcel 1:**

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°22'13" 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 Seven (7) courses,

- 1) 2232.19 feet South 00°23'33" West to a spike identifying the intersection of Kershaw Street and Pennsylvania Avenue (1100 West Street);
- 2) 906.29 feet South 88°40'18" East (South 89°02'00" 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°19'42" East (North 00°58'00" East record per said dedication plat) along the dedicated center line of Wadman Drive to a point of curvature;
- 4) along the arc of a tangent curve to the left 193.71 feet, having a radius of 316.28 feet and a chord distance and bearing of 190.70 feet North 16°13'04" West along the center line of Wadman Drive to a point of tangency;
- 5) 528.28 feet North 33°45'48" West along the center line of Wadman Drive to a point of curvature;
- 6) along the arc of a tangent curve to the left 120.91 feet, having a radius of 188.76 feet and a chord distance and bearing of 118.86 feet North 52°06'52" West along the center line of Wadman Drive;
- 7) leaving the center line of Wadman Drive on a line radial to said curve 30.00 feet North 19°32'05" East to said North right-of-way line of Wadman Drive; FROM said Ogden City Monument (OCM); RUNNING thence along the arc of a non-tangent curve to the left 39.46 feet, having a radius of 218.76 feet and a chord bearing and distance of North 75°37'56" West 39.40 feet along said North right-of-way line;

Thence North 00°31'40" East (South 00°09'15" West by Warranty Deed recorded as Entry # 2716501 on Dec. 31, 2014) 303.81 feet along the east boundary of Parcel 1 said Warranty Deed and the east boundary of Parcel 2 of said Warranty Deed to the right-of-way of Interstate 15 frontage road parcel being identified by Warranty Deed recorded as Book 830 page 2 on Feb. 21, 1966;

Thence South 45°03'49" East (North 45°15'26" West by said Warranty Deed recorded as Book 830 page 2) 51.29 feet along said right-of-way line and line extended to the southeast corner of a parcel described in Warranty Deed recorded as Book 825 page 206 on Dec. 27, 1965, said point being 50 feet perpendicularly distant from the right of way of Interstate 15;

Thence North 00°11'37" East 72.22 feet (Southerly 18 ft., more or less, by Book 825 page 206 and Southerly 50 ft., more or less, by said Book 830 page 2), to said right-of-way of Interstate 15;

Thence South 44°42'31" East 235.91 feet (N 45°15'26" W 235 ft., more or less, in a Final Order of Condemnation recorded Book 965 page 220 on May 5, 1971), to an existing right of way monument (stamped for Sta 13+17.00 "A" Line, ramp stationing);

Thence South 32°31'07" East 102.28 feet (N 32°28'26" W in said Final Order);

Thence North 89°03'33" West 221.82 feet;

Thence South 00°11'37" West 99.30 feet, to said North right-of-way line of Wadman Drive and the point of beginning.

Containing 41,143.0 square feet, 0.9445 Acres, more or less.

