



REAL ADVANTAGE
TITLE INSURANCE AGENCY



W3059138

EN 3059138 PG 1 OF 7
LEANN H KILTS, WEBER COUNTY RECORDER
03-JUN-20 3:36 PM FEE \$40.00 DEP DC
REC FOR: JIM BURT

Send Tax Statements To:
Grantee
9568 Daisy Meadow Cir
South Jordan, UT 84095

WARRANTY DEED

File #: 193008SH

Tax Parcel No.: 12-044-0023; 12-044-0021; 12-277-0001; 12-277-0002; 12-277-0003; 12-277-0004

Out Of The Box Investing, LLC, a Utah limited liability company, Gruz Management P.C., a Utah corporation; Phil B. Douglass and Traci G. Douglass,

GRANTOR, hereby CONVEY(S) AND WARRANT(S) TO

Countryside Homes and Landscapes Inc., a Utah corporation

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Weber County, State of Utah, described as follows:

See Exhibit 'A'

Also known by street and number as: 645 S Plum Creek Lane East, Ogden, UT 84404

Subject to easements, restrictions, and rights of way appearing of record and enforceable in law and equity, and general property taxes for the year 2020 and thereafter.

Witness, the hand of said Grantor, this 28 day of May, 2020

Out Of The Box Investing, LLC, a Utah limited liability company,

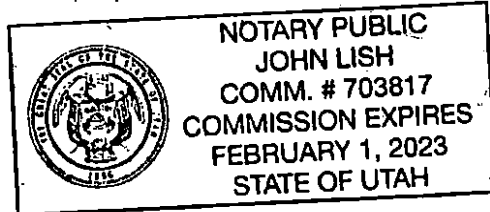
By: Jim Burt Manager
Jim Burt, Manager

STATE OF UT

COUNTY OF Weber

The foregoing instrument was acknowledged before me this 28 day of May, 2020, by Jim Burt, Manager for Out Of The Box Investing, LLC, a Utah limited liability company, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

[Signature]
Notary Public



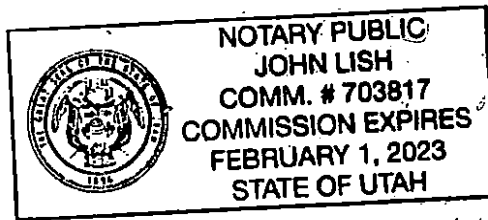
Gruz Management PC
[Handwritten Signature]
By: Candice Kunz, President

State of Utah
County of Weber

On this 20 day of May, 2020, before me John Lish, a notary public, personally appeared Candice Kunz, President of Gruz Management P.C., proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same.

[Handwritten Signature]

Notary Public



Phil B. Douglass

Traci G. Douglass

State of Utah
County of Weber

On this _____ day of May, 2020, before me _____, a notary public, personally appeared Phil B. Douglass and Traci G. Douglass, proved on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged he/she/they executed the same.

Notary Public

Gruz Management PC

By: Candice Kunz, President

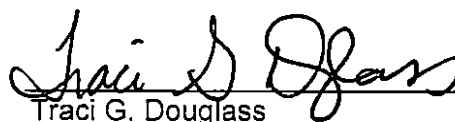
State of Utah
County of Weber

On this _____ day of May, 2020, before me _____, a notary public, personally appeared Candice Kunz, President of Gruz Management P.C., proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same.

Notary Public



Phil B. Douglass

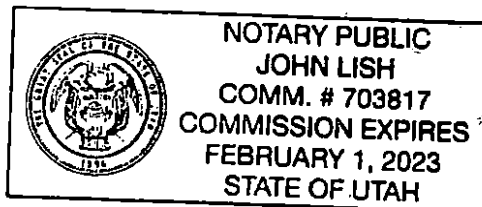


Traci G. Douglass

State of Utah
County of Weber

On this 28 day of May, 2020, before me John Lish, a notary public, personally appeared Phil B. Douglass and Traci G. Douglass, proved on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged he/she/they executed the same.

Notary Public



Escrow File No: 193008SH

EXHIBIT "A"

Tax Parcel 12-044-0023

Part of the Southwest Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is the Southwest Corner of Lot 12, Shady Brook P.R.U.D., Ogden City, which point is South 0°52'04" West 1483.60 feet along the Quarter Section Line and North 89°09'45" West 238.10 feet from the Northeast Corner of the Southwest Quarter of said Section 16; and running thence North 89°09'45" West 650.34 feet along the North side of 7th Street; thence North 0°58' East 207.42 feet along an existing fence to the centerline of Lynne Canal; thence along the centerline of Lynne Canal the following three courses and distances: (1) North 44°35'40" West 275.18 feet; (2) North 41°11'24" West 175.49 feet and (3) North 38°15'41" West 183.65 feet to the South Line of Lot 5, Paradise Acres Subdivision, Block 4, Ogden City; thence South 89°30' East 121.95 feet to the West Line of Lot 32, Quail Run Subdivision, Ogden City; thence along the boundary of Quail Run Subdivision the following seven courses and distances, also being the centerline of Harrisville Canal; (1) South 10°52'16" East 15.97 feet; (2) South 55°45' East 103.90 feet; (3) South 57°28' East 103.85 feet; (4) South 40°07' East 16.30 feet; (5) North 80°43'50" East 188.15 feet; (6) South 21°23'15" East 239.61 feet; and (7) North 89°45' East 129.13 feet to the Northwest Corner of Lot 20, Shady Brook P.R.U.D., Ogden City; thence along the boundary of Shady Brook P.R.U.D., the following five courses and distances: (1) South 0°48' West 66.00 feet; (2) South 18°00' East 90.00 feet; (3) South 42°41'40" East 146.70 feet; (4) North 89°45' East 233.40 feet; and (5) South 0°58' West 94.96 feet to the point of beginning.

Less and Excepting therefrom all of Village at Plum Creek, a Planned Residential Unit Development-Phase 1, recorded September 15, 2005 as Entry No. 2129161 in Book 62, at Page 42 of Official Records, being a part of the Southwest Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, and more particularly described as follows:

Beginning at a point which is North 00°52'04" East 1167.94 feet and North 89°09'45" West 471.24 feet from the South Quarter Corner of said Section 16 and running thence North 89°09'45" West 186.10 feet; thence North 50°51'47" East 79.27 feet; thence North 47°24'34" East 28.00 feet; thence North 46°48'17" East 90.15 feet; thence South 42°41'40" East 58.36 feet; thence South 00°50'15" West 90.53 feet to the point of beginning.

Also less and excepting therefrom all of Village at Plum Creek, a Planned Residential Unit Development-Phase 2, recorded September 15, 2005 as Entry No. 2129162 in Book 62, at Page 43 of Official Records, being a part of the Southwest Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, and more particularly described as follows:

Parcel A:

A part of the Southwest Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, and more particularly described as follows:

Beginning at a point which is North 00°52'04" East 1167.94 feet and North 89°09'45" West 238.10 feet from the South Quarter Corner of said Section 16 and running thence North 89°09'45" West 233.14 feet along the right-of-way of 700 South Street to the Southeast Corner of Plum Creek Phase 1 Subdivision; thence along the East boundary line of said Plum Creek Phase 1 Subdivision North 00°50'15" East 90.53 feet; thence North 89°45'00" East 233.40 feet; thence South 00°58'00" West 94.96 feet to the point of beginning.

Parcel B:

A part of the Southwest Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, and more particularly described as follows:

Beginning at a point which is North 00°52'04" East 1134.94 feet and North 89°09'45" West 657.32 feet and North 00°50'15" East 33.00 feet from the South Quarter Corner of said Section 16 and running thence North 46°47'29" West 131.11 feet; thence North 47°17'39" East 88.73 feet; thence North 83°18'06" East 34.56 feet; thence North 50°23'07" East 99.72 feet; thence South 18°00'00" East 23.07 feet; thence South 42°41'40" East 88.34 feet to the Northwest Corner of the Plum Creek Phase 1 Subdivision; thence the following three courses along the Westerly boundary line of said Plum Creek Phase 1 Subdivision: (1) thence South 46°48'17" West 90.15 feet; (2) thence South 47°24'34" West 28.00 feet; (3) thence South 50°51'47" West 79.27 feet to the point of beginning.

Also less and excepting that portion of property conveyed by that certain Quit Claim Deed recorded April 25, 2008 as Entry No. 2337638 of Official Records, being Building #15, #16, #17, #18 combined description, contained in future Village at Plum Creek-Phase 3, Ogden City, Weber County, Utah, more particularly described as follows:

A part of the Southwest Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, Utah: Beginning at a point which is North 0°52'04" East 1134.94 feet and North 89°09'45" West 657.32 feet North 0°50'15" East 33.00 feet North 46°47'29" West 131.11 feet North 47°17'39" East 25.67 feet and North 42°42'21" West 18.12 feet from the South Quarter Corner of said Section 16, and running thence North 43°19'36" East 42.00 feet; thence North 46°40'24" West 20.50 feet; thence South 43°19'36" West 5.00 feet; thence North 46°40'24" West 20.50 feet; thence South 43°19'36" West 15.00 feet; thence North 46°40'24" West 4 feet; thence North 43°19'36" East 5.00 feet; thence North 46°40'24" West 4.00 feet; thence North 43°19'36" East 15 feet; thence North 46°40'24" West 20.50 feet; thence North 43°19'36" East 5.00 feet; thence North 46°40'24" West 20.50 feet; thence South 43°19'36" West 42.00 feet; thence South 46°40'24" East 20.50 feet; thence South 43°19'36" West 5.00 feet; thence South 46°40'24" East 24.50 feet; thence South 43°19'36" West 5.00 feet; thence South 46°40'24" East 24.50 feet; thence North 43°19'36" East 5.00 feet; thence South 46°40'24" East 20.50 feet to the point of beginning.

Tax Parcel 12-044-0021

BUILDING #15, #16, #17, #18 COMBINED DESCRIPTION CONTAINED IN FUTURE VILLAGE AT PLUM CREEK — PHASE 3, OGDEN CITY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH. BEGINNING AT A POINT WHICH IS NORTH 0°52'04" EAST 1134.94 FEET AND NORTH 89°09'45" WEST 657.32 FEET NORTH 0°50'15" EAST 33.00 FEET, NORTH 46°47'29" WEST 131.11 FEET, NORTH 47°17'39" EAST 25.67 FEET, AND NORTH 42°42'21" WEST 18.12 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16, AND RUNNING THENCE NORTH 43°19'36" EAST 42.00 FEET; THENCE NORTH 46°40'24" WEST 20.50 FEET, THENCE SOUTH 43°19'36" WEST 5.00 FEET, THENCE NORTH 46°40'24" WEST 20.50 FEET, THENCE SOUTH 43°19'36" WEST 15.00 FEET, THENCE NORTH 46°40'24" WEST 4.00 FEET, THENCE NORTH 43°19'36" EAST 5.00 FEET, THENCE NORTH 46°40'24" WEST 4.00 FEET, THENCE NORTH 43°19'36" EAST 15.00 FEET, THENCE NORTH 46°40'24" WEST 20.50 FEET, THENCE NORTH 43°19'36" EAST 5.00 FEET, THENCE NORTH 46°40'24" WEST 20.50 FEET, THENCE SOUTH 43°19'36" WEST 42.00 FEET, THENCE SOUTH 46°40'24" EAST 20.50 FEET, THENCE SOUTH 43°19'36" WEST 5.00 FEET, THENCE SOUTH 46°40'24" EAST 24.50 FEET, THENCE SOUTH 43°19'36" WEST 5.00 FEET, THENCE SOUTH 46°40'24" EAST 24.50 FEET, THENCE NORTH 43°19'36" EAST 5.00 FEET, THENCE SOUTH 46°40'24" EAST 20.50 FEET, TO THE POINT OF BEGINNING.

Tax Parcel 12-277-0001; 12-277-0002; 12-277-0003; 12-277-0004

ALL OF UNIT 11, 12, 13 and 14, VILLAGE AT PLUM CREEK PRUD PHASE 3, OGDEN
CITY, WEBER COUNTY, UTAH