



W3068891

E# 3068891 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
15-Jul-20 0129 PM FEE \$40.00 DEP PC
REC FOR: FIRST AMERICAN TITLE INSURANCE CO
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
DMC Ogden, LLC
2825 East Cottonwood Parkway, Suite 500
Salt Lake City, Utah 84121

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

WARRANTY DEED

Escrow No. **NCS-1009315-SLC1 (jt)**
A.P.N.: **01-025-0033, 04-062-0024**

Capitol Industries, Inc., a Utah corporation as to Parcel 1 and Capitol Industries, Inc., a corporation of the state of Utah a to Parcel 2, Grantor, of **Salt Lake City, Salt Lake** County, State of **Utah**, hereby CONVEY AND WARRANT to

DMC Ogden, LLC, a Utah limited liability company, Grantee, of **Salt Lake City, Salt Lake** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

PARCEL 1:

A PART OF LOT 7, BLOCK 29, PLAT A OF OGDEN CITY SURVEY: BEGINNING AT A POINT 33 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 7, AND RUNNING THENCE EAST 38 FEET; THENCE SOUTH 114 FEET; THENCE WEST 38 FEET; THENCE NORTH 114 FEET TO PLACE OF BEGINNING.

TAX PARCEL NO. 01-025-0033

PARCEL 2:

AN IRREGULAR SHAPED TRACT OF LAND BEING ALL OF LOTS 6 THROUGH 10, INCLUSIVE, OF BLOCK 9 OF CENTRAL PARK ADDITION AND A PORTION OF LOTS 9 THROUGH 17 AND 30 THROUGH 33, INCLUSIVE, AND ALL OF LOTS 18 THROUGH 29, INCLUSIVE, ALL IN BLOCK 1 OF CENTRAL PARK ANNEX AND A PORTION OF UNNUMBERED LOT IN SOUTH PARK ADDITION, ALL OF OGDEN CITY SURVEY IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE

MERIDIAN IN THE CITY OF OGDEN, WEBER COUNTY, UTAH, BEING A PORTION OF THAT CERTAIN PARCEL NO. 4 AS DESCRIBED IN WARRANTY DEED DATED DECEMBER 31, 1958, FILED FOR RECORD JUNE 2, 1959, IN BOOK 614 OF RECORDS, PAGE 397 OF THE RECORDS OF SAID COUNTY AND STATE, WHEREBY THE UNION PACIFIC RAILROAD COMPANY ACQUIRED CERTAIN PROPERTY IN WEBER AND DAVIS COUNTIES, UTAH, FROM BAMBERGER RAILROAD COMPANY. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF WALL AVENUE WITH THE NORTH LINE OF 32ND STREET, AS SHOWN ON SAID OGDEN CITY SURVEY, BEING THE SOUTHWEST CORNER OF SAID DEEDED PARCEL NO. 4; THENCE NORTH 0°58' EAST ALONG SAID EAST LINE OF WALL AVENUE AND WEST LINE OF SAID DEEDED PARCEL NO. 4, A DISTANCE OF 102.25 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 74°15' EAST ALONG A NORTHWESTERLY LINE OF SAID DEEDED PARCEL NO. 4, A DISTANCE OF 444.4 FEET TO THE BOUNDARY LINE BETWEEN SAID CENTRAL PARK ADDITION AND CENTRAL PARK ANNEX, BEING A NORTHWESTERLY CORNER OF SAID DEEDED PARCEL NO. 4; THENCE SOUTH 1°20' WEST ALONG THE BOUNDARY LINE BETWEEN SAID CENTRAL PARK ADDITION AND CENTRAL PARK ANNEX AND ALONG THE SOUTHERLY EXTENSION OF A WESTERLY LINE OF SAID DEEDED PARCEL NO. 4, A DISTANCE OF 70.5 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 9; THENCE SOUTH 89°02' EAST ALONG THE NORTH LINE OF A 20 FOOT ALLEY IN SAID BLOCK 9, A DISTANCE OF 120.33 FEET, MORE OR LESS, (115.47 FEET PER CITY PLAT) TO THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK 9 AND A SOUTHEAST CORNER OF SAID DEEDED PARCEL NO. 4; THENCE SOUTH 0°58' WEST ALONG AN EASTERLY LINE OF SAID DEEDED PARCEL NO. 4, A DISTANCE OF 159.75 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID BLOCK 9 AND THE NORTH LINE OF SAID 32ND STREET; THENCE NORTH 89°02' WEST ALONG SAID NORTH LINE OF 32ND STREET, A DISTANCE OF 545.5 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS DEEDED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 10, 2000 AS ENTRY NO. 1699830 IN BOOK 2066 AT PAGE 2798 OF OFFICIAL RECORDS, SAID PARCEL BEING DESCRIBED AS:

BEGINNING AT A POINT WHICH LIES NORTH 89°02'00" WEST 545.25 FEET ALONG THE NORTH LINE OF 32ND STREET AND NORTH 0°58'00" EAST 159.75 FEET ALONG THE EAST LINE OF WALL AVENUE (SAID POINT OF BEGINNING LIES ON THE EAST LINE OF WALL AVENUE) FROM THE SOUTHEAST CORNER OF LOT 6, BLOCK 9 OF "CENTRAL PARK ADDITION" AS RECORDED IN THE WEBER COUNTY, UTAH RECORDER'S OFFICE AND RUNNING THENCE SOUTH 89°02'00" EAST 273.00 FEET; THENCE SOUTH 0°58'00" WEST 159.75 FEET TO THE NORTH LINE OF 32ND STREET; THENCE NORTH 89°02'00" WEST 273.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF WALL AVENUE; THENCE NORTH 0°58'00" EAST 159.75 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION AS DEEDED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 13, 2006 AS ENTRY NO. 2154646 OF OFFICIAL RECORDS. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 9 OF "CENTRAL PARK ADDITION" OF THE OGDEN CITY SURVEY AND RUNNING THENCE NORTH 89°02'00" WEST 49.26 FEET; THENCE NORTH 0°49'03" EAST 91.30 FEET TO THE SOUTHEAST CORNER OF AN EXISTING WAREHOUSE BUILDING; THENCE NORTH 1°02'43" EAST 180.16 FEET ALONG THE

OUTSIDE WALL OF SAID EXISTING BUILDING TO THE NORTHEAST CORNER OF SAID EXISTING BUILDING; THENCE NORTH 87°37'41" WEST 1.92 FEET TO THE SOUTHEAST CORNER OF A COVERED LOADING DOCK; THENCE NORTH 1°26'50" EAST 16.18 FEET ALONG THE EAST SIDE OF SAID DOCK TO THE NORTHEAST CORNER OF SAID DOCK; THENCE NORTH 89°03'10" WEST 14.43 FEET TO THE NORTHWEST CORNER OF SAID LOADING DOCK AND THE END OF CHAIN LINK FENCE; THENCE NORTH 57°35'47" WEST 33.67 FEET ALONG AN EXISTING CHAIN LINK FENCE; THENCE NORTH 88°53'09" WEST 260.78 FEET ALONG SAID EXISTING CHAIN LINK FENCE TO THE WEST LINE OF LOT 31, BLOCK 2, OF "CENTRAL PARK ANNEX"; THENCE NORTH 0°58'00" EAST 63.59 FEET ALONG THE WEST LINE OF SAID LOT 31; THENCE SOUTH 89°02'00" EAST 200.00 FEET; THENCE NORTH 0°58'00" EAST 149.75 FEET TO THE SOUTH LINE OF 31ST STREET; THENCE SOUTH 89°02'00" EAST 201.40 FEET ALONG SAID SOUTH LINE OF 31ST STREET; THENCE SOUTH 0°28'00" WEST 239.00 FEET; THENCE NORTH 89°36'42" WEST 46.71 FEET; THENCE SOUTH 1°20'00" WEST 279.79 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THAT PORTION DEEDED BY SPECIAL WARRANTY DEED RECORDED JANUARY 23, 2015 AS ENTRY NO. 2719109 OF OFFICIAL RECORDS. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 89°02'00" WEST 49.26 FEET FROM THE SOUTHWEST CORNER OF LOT 11, BLOCK 9, OF "CENTRAL PARK ADDITION" OF THE OGDEN CITY SURVEY AND RUNNING THENCE NORTH 89°02'00" WEST 189.31 FEET TO THE RIGHT-OF-WAY OF THE BAMBERGER ELECTRIC RAILROAD; THENCE NORTH 74°15'00" EAST 197.51 FEET TO AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 00°49'03" WEST 56.81 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

TAX PARCEL NO. 04-062-0024

Witness, the hand(s) of said Grantor(s), this July 10th, 2020.

Capitol Industries, Inc., a Utah corporation

By: Rocky K. Fellows
Name: Rocky K. Fellows
Title: Vice President

Capitol Industries, Inc., a corporation of the state of Utah

By: Rocky K. Fellows
Name: Rocky K. Fellows
Title: Vice President

STATE OF Utah)
County of Salt Lake)ss.

On July 10th 2020, before me, the undersigned Notary Public, personally appeared **Rocky K. Fellows, Vice President of Capitol Industries, Inc., a Utah corporation and Rocky K. Fellows, Vice President of Capitol Industries, Inc., a corporation of the state of Utah,** 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: 01-24-2022

Noraima C. Bedolla
Notary Public

