



W3115596

E# 3115596 PG 1 OF 3
Leann H. Kiltz, WEBER COUNTY RECORDER
05-Jan-21 0409 PM FEE \$40.00 DEP TN
REC FOR: SUTHERLAND TITLE COMPANY
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:
GRANTEE
PO BOX 17637
Salt Lake City, UT 84117

SPECIAL WARRANTY DEED

SLC RAIL SIDE, LLC, a Utah limited liability company, **GRANTOR**, hereby **CONVEY(S) AND WARRANT (S)** against all those claiming by, through or under it to OG BIMBO LLC, a Utah limited liability company, **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" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 5th day of January, 2021.

SLC RAIL SIDE, LLC



TRAVIS KELTNER, Manager

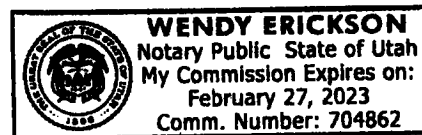
State of Utah
County of Salt Lake

On this 5th day of January, 2021, before me, the undersigned Notary Public, personally appeared TRAVIS KELTNER who is the Manger of SLC RAIL SIDE, LLC, a Utah limited liability company, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.



Notary Public

My commission expires: 2-27-2023



ACCOMODATION RECORDING ONLY:
Sutherland Title Company makes no representation as to the condition of title and assumes no liability or responsibility for the validity, sufficiency, or effect of this recording.

Exhibit A

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT SOUTH 0°58' WEST 1152.01 FEET AND NORTH 89°02' WEST 403.92 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20, SAID POINT BEING ON THE WEST LINE OF WALL AVENUE: AND RUNNING THENCE NORTH 89°02' WEST 200 FEET; THENCE SOUTH 0°58' WEST 150 FEET; THENCE SOUTH 89°02' EAST 200 FEET, TO THE WEST LINE OF WALL AVENUE; THENCE NORTH 0°58' EAST ALONG THE WEST LINE OF WALL AVENUE 150 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

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

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF WALL AVENUE 25 FEET, MORE OR LESS TO A POINT 1320 FEET SOUTH OF THE NORTH LINE OF SAID SECTION, THENCE WEST 200 FEET; THENCE NORTH 25 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF THE ABOVE, DESCRIBED TRACT OF LAND, THENCE SOUTH 89°02' EAST ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 204 (WALL AVENUE), KNOWN AS PROJECT NO. CM-0039(12)4, BEING A PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 20, TOWNSHIP. 6 NORTH, RANGE. 1 WEST., SALT LAKE BASE & MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 204 AT NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1152.01 FEET SOUTH 00°58'00" WEST AND 403.92 FEET NORTH 89°02'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 20 (NOTE: SAID POINT OF BEGINNING IS ALSO 492.57 FEET NORTH 00°58'00" EAST ALONG THE MONUMENT LINE IN WALL AVENUE AND 20.00 FEET NORTH 89°02'00" WEST FROM OGDEN CITY MONUMENT NO. 382 IN THE INTERSECTION OF WALL AVENUE AND 12TH STREET), AND RUNNING THENCE SOUTH 00°58'00" WEST 150.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, THENCE N. 89°02'00" WEST 10.57 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 68.51 FEET RADIALLY DISTANT WESTERLY FROM THE CONTROL LINE OF STATE ROAD 204 OF

SAID PROJECT AT ENGINEER STATION 115+53.49; THENCE NORTH 00°50'57" EAST 8.45 FEET, THENCE NORTH 45°10'38" EAST 5.70 FEET; THENCE NORTH 01°33'54" EAST 50.78 FEET; THENCE NORTH 42°44'01" WEST 5.66 FEET; THENCE NORTH 02°15'59" EAST 35.65 FEET; THENCE NORTH 47°15'59" EAST 5.66 FEET, THENCE NORTH 02°15'59" EAST 35.65 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT WHICH IS 60.02 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 117+04.17; THENCE SOUTH 89°02'00" EAST 4.11 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING. AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

Tax Parcel No. 12-118-0033