



W3116507

NTWE-106819-2
Mail Tax Notices To:
Heritage Land Holdings, LLC
470 N 2450 W
Tremonton, UT 84337

E# 3116507 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
08-Jan-21 0337 PM FEE \$40.00 DEP PC
REC FOR: NORTHERN TITLE COMPANY
ELECTRONICALLY RECORDED

RESPA WARRANTY DEED

Dynamic Developments LLC, a Utah Limited Liability Company

Grantor(s) of Salt Lake City, County of Salt Lake, State of Utah, hereby **CONVEY AND WARRANT** to

Heritage Land Holdings, LLC

Grantee(s) of Tremonton, County of Box Elder, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of UT:

PARCEL 1: (02-051-0027)

PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BLVD. 331.1 FEET SOUTH 0°58' WEST FROM THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 0°58' WEST 112 FEET, THENCE SOUTH 89°02' EAST 330 FEET TO A POINT WHICH IS NORTH 89°02' WEST 348.20 FEET AND NORTH 0°58' EAST 108.54 FEET FROM THE INTERSECTION OF THE NORTH LINE OF 15TH STREET AND THE WEST LINE OF ADAMS AVENUE, THENCE NORTH 0° 58' EAST 21.46 FEET, THENCE SOUTH 89°02' EAST 198.20 FEET, THENCE NORTH 0°58' EAST 166.9 FEET, THENCE NORTH 89°02' WEST 2.25 FEET, THENCE NORTH 0°58' EAST 22.9 FEET, THENCE NORTH 89°02' WEST 5.35 FEET, THENCE NORTH 0°58' EAST 55.14 FEET, THENCE NORTH 89°02' WEST 224.50 FEET, THENCE NORTH 0°58' EAST 89.5 FEET, THENCE NORTH 89°02' WEST 157.6 FEET TO THE CENTER OF MILL CREEK, THENCE SOUTHERLY ALONG THE CENTER OF MILL CREEK TO A POINT SOUTH 89°02' EAST 150 FEET AND NORTH 0°58' EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 0°58' WEST TO A POINT SOUTH 89°02' EAST 150 FEET FROM BEGINNING, THENCE NORTH 89°02' WEST 150 FEET TO THE PLACE OF BEGINNING.

PARCEL 1A:

TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 176.7 FEET SOUTH 0°58' WEST, 296.1 FEET SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 89°02' EAST 50 FEET, THENCE NORTH 0°58' EAST 40 FEET, THENCE NORTH 89°02' WEST 50 FEET, THENCE SOUTH 0°58' WEST 40 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: (02-051-0025)

PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 104.2 FEET SOUTH 0°58' WEST AND 296.1 FEET SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0°58' WEST 72.5 FEET; THENCE SOUTH 89°02' EAST 229.85 FEET; THENCE NORTH 0°58' EAST 72.5 FEET; THENCE NORTH 89°02' WEST 229.85 FEET TO THE PLACE OF BEGINNING.

Parcel 2A:

TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 29.7 FEET SOUTH 0°58' WEST AND 346.1 FEET SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 89°02' EAST 30 FEET; THENCE

SOUTH 0°58' WEST 74.5 FEET; THENCE NORTH 89°02' WEST 30 FEET; THENCE NORTH 0°58' EAST 74.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 2B:

TOGETHER WITH A 30 FOOT RIGHT-OF-WAY ALONG 14TH STREET CONNECTING THE NORTH LINE OF THE ABOVE RIGHT-OF-WAY WITH THE EAST LINE OF WASHINGTON BLVD. SUBJECT TO A RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 176.7 FEET SOUTH 0°58' WEST AND 296.1 FEET SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 89°02' EAST 50 FEET; NORTH 0°58' EAST 40 FEET; THENCE NORTH 89°02' WEST 50 FEET; SOUTH 58' WEST 40 FEET TO BEGINNING.

PARCEL 3: (02-051-0026)

PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 29.7 FEET, SOUTH 0°58' WEST AND 138.5 FEET, SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0°58' WEST 57.5 FEET; THENCE SOUTH 89°02' EAST 157.6 FEET; THENCE NORTH 0°58' EAST 57.5 FEET TO SOUTH LINE, OF A RIGHT-OF-WAY KNOWN AS 14TH STREET; THENCE NORTH 89°02' WEST 157.6 FEET TO THE PLACE OF BEGINNING.

PARCEL 4: (02-051-0032)

PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 29.7 FEET, SOUTH 0°58' WEST AND 296.1 FEET; SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 0°58' WEST 74.5 FEET; THENCE SOUTH 89°02' EAST 229.85 FEET TO GRANTORS EAST PROPERTY LINE; THENCE NORTH 0°58' EAST 74.5 FEET TO SOUTH LINE OF A RIGHT-OF-WAY KNOWN AS 14TH STREET; THENCE NORTH 89°02' WEST 229.85 FEET TO THE PLACE OF BEGINNING.

PARCEL 4A:

TOGETHER WITH A RIGHT-OF-WAY BEGINNING ON THE SOUTH LINE OF 14TH STREET. MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 29.7 FEET SOUTH 0°58' WEST AND 346.1 FEET, SOUTH 89°02' EAST FROM "THE NORTHWEST CORNER OF SAID LOT 3, RUNNING THENCE SOUTH 89°02' EAST 30 FEET; THENCE SOUTH 0°58' WEST 74.5 FEET; THENCE NORTH 89°02' WEST 30 FEET; THENCE NORTH 0°58' EAST 74.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 5: (02-051-0024)

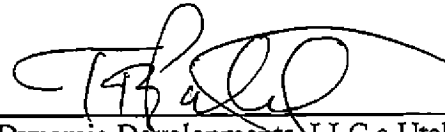
PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON AVENUE 331.1 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE NORTH 82.25 FEET; THENCE EAST 150 FEET; THENCE SOUTH 82.25 FEET; THENCE WEST 150 FEET TO THE PLACE OF BEGINNING.

PARCEL 6: (02-051-0029)

PART OF LOT 3, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BLVD 248.85 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE EAST 150 FEET; THENCE NORTH TO THE CENTER OF MILL CREEK; THENCE NORTHERLY ALONG THE CENTER OF MILL CREEK TO A POINT SOUTH 0°50' WEST 29.7 FEET AND SOUTH 89°02' EAST 138.5 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°02' WEST 138.5 FEET, MORE OR LESS, TO THE EAST LINE OF WASHINGTON BLVD; THENCE SOUTH ALONG SAID LINE 219.15 FEET, MORE OR LESS, TO BEGINNING.

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

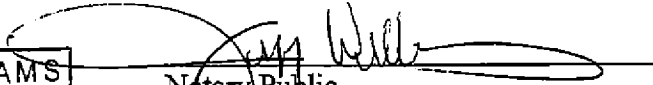
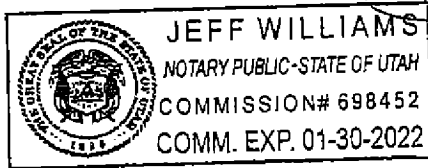
Witness, the hand(s) of said Grantor(s), this January 7, 2021



Dynamic Developments, LLC a Utah Limited
Liability Company
By: Tushar Patel
Its: Managing Member

State of Utah }
County of Salt Lake }§

On 7th day of January, 2021, personally appeared before me, a Notary Public, Tushar Patel, who, being by me duly sworn, did say that he is the Manager/Member of Dynamic Developments, LLC, and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same.



Notary Public
Resides: Salt Lake
Commission Expires: 1/30/22