



W3128315

TAX NOTICE TO:

1399 Fairway Lane
Farmington, Utah 84025

182619

E# 3128315 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
22-Feb-21 0234 PM FEE \$40.00 DEP PC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

CC Partnership Roy, a Utah General Partnership, who appears of record as CC Partnership hereinafter referred to as Grantor, does hereby grant, convey, deed, and warrant to:

DNCRE Development LLC, a Utah Limited Liability Company

hereinafter referred to as Grantee, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, all, of the Grantors right, title and interest in the fee simple estate, in and to the following described real property located in Weber County, State of Utah, more particularly described as follows:

See Legal Description of Subject Property on attached Exhibit "A"
Tax Parcel Number 08-622-0001

Conveyance is made subject to easements, restrictions, right of ways, of record, by deed or decree and ongoing general property taxes for year 2021.

CC Partnership Roy, a Utah General Partnership
of record identified as
CC Partnership

By: Rodger Nye 2/19/2021
Rodger Nye—Managing Partner Date

State of Washington
County of King

On this the 19th day of February 2021, personally appeared before me, Rodger Nye, as Managing Partner of CC Partnership Roy, a Utah General Partnership, of record known as CC Partnership, who acknowledged to me, a Notary Public in the State of Washington, that this deed was executed by him as the Managing Partner of the stated Partnership in accordance with all powers and authorities conveyed upon the same under the terms and conditions of the Partnership Agreement.

Krishanthi Ramakrishnan
Notary Public

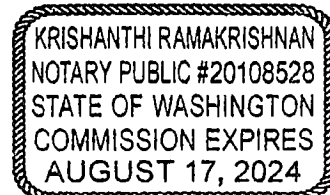


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 182619

ALL OF LOT 1, NYE SUBDIVISION, ROY CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SUBJECT TO A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING PARCEL OF LAND: BEGINNING AT A POINT ON THE NORTH LINE OF 4000 SOUTH STREET, SAID POINT BEING NORTH 89°52'03" EAST 164.10 FEET AND NORTH 00°41'19" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; (BASIS OF BEARING BEING THE LINE BEARING NORTH 00°18'33" EAST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION); AND RUNNING THENCE SOUTH 89°52'03" WEST 32.00 FEET ALONG NORTH LINE OF 4000 SOUTH STREET; THENCE NORTH 00°07'57" WEST 82.07 FEET; THENCE SOUTH 89°18'43" EAST 33.17 FEET TO THE WEST LINE OF LOT "A" SHOWN HEREINABOVE; SOUTH 00°41'19" WEST 81.60 FEET TO THE NORTH LINE OF SAID 4000 SOUTH STREET AND THE POINT OF BEGINNING. (E#1730630 2095-709)