



\*W3145232\*

Mail Recorded Deed and Tax Notice To:  
Park Avenue Ogden Properties, LLC  
5288 S. Commerce Dr, Ste B-150  
Murray, UT 84107

E# 3145232 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
16-Apr-21 0403 PM FEE \$40.00 DEP DA  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 136041-MCH

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## WARRANTY DEED

DJM8, L.L.C., a Utah limited liability company

**GRANTOR(S)** of Ogden, State of Utah, hereby Conveys and Warrants to

Park Avenue Ogden Properties, LLC, a Delaware limited liability company, as to an undivided 69.04% interest and Caladonian Ogden Properties, LLC, a Delaware limited liability company, as to an undivided 30.96% interest

**GRANTEE(S)** of Murray, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 01-022-0048 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 16th day of April, 2021.

DJM8, L.L.C., a Utah limited liability company

BY: Diamond J Management, L.L.C., its  
Manager

BY:   
Joseph Jepsen  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 16th day of April, 2021, personally appeared before me Joseph Jepsen, who acknowledged themselves to be the Manager of Diamond J Management, L.L.C., the Manager of DJM8, L.L.C., a Utah limited liability company, and that they, as such Manager of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Part of Lots 1, 2, 8, 9 and 10 of Block 26, Plat "A", Ogden City Survey: Beginning at the Northeast corner of said Block 26 and running thence South 00°58'00" West along the West line of Adams Avenue 469.00 feet; thence North 89°02'00" West 155.00 feet; thence South 00°58'00" West 0.58 feet; thence North 89°02'00" West 18.00 feet; thence North 00°58'00" East 141.08 feet; thence North 89°02'00" West 223.58 feet; thence North 00°58'00" East 180.50 feet; thence South 89°02'00" East 23.40 feet; thence South 00°58'00" West 18.00 feet; thence South 89°02'00" East 128.41 feet; thence North 00°58'00" East 36.00 feet; thence North 62°21'40" East 25.06 feet; thence North 00°58'00" East 117.94 feet (North 00°28'00" East 118.00 feet by record) to the Southerly line of 24th Street and thence South 89°03'01" East 222.77 feet (South 89°02'00" East 222.78 feet by record) along the South line of said street to the point of beginning.

**PARCEL 1A:**

An easement for the right of ingress and egress from Parcel 1 (shown above) to 25th Street located in a part of Lot 2, Block 26, Plat "A", Ogden City Survey: Beginning on the Easterly side thereof at a point the following courses and distances, Southerly and Westerly from the Northeast corner of Block 26, at the intersection of the Southerly side of 24th Street with the Westerly side of Adams Avenue South 00°58'00" West 469.00 feet and North 89°02'00" West 149.50 feet; thence Southerly, Westerly and Northerly the following courses and distances: South 00°58'00" West 198.50 feet to the Northerly side of 25th Street; thence North 89°02'00" West 20.00 feet along the Northerly side of 25th Street; thence North 00°58'00" East 150.00 feet; thence North 89°02'00" West 5.50 feet; thence North 00°58'00" East 130.50 feet; thence North 89°02'00" West 4.50 feet; thence North 00°58'00" East 24.00 feet; thence North 56°49'10" West 33.77 feet; thence Easterly, Southerly and Easterly the following courses and distance along property line of "Ramada Inn"; thence South 89°02'00" East 53.07 feet; thence South 00°58'00" West 124.00 feet; thence South 89°02'00" East 5.50 feet to the point and place of beginning.

**PARCEL 1B:**

An easement for the right of ingress and egress from Parcel 1 (shown above) to the joint parking area located in a part of Lots 8 and 9, Block 26, Plat "A", Ogden City Survey: Beginning at the Northeast corner thereof, the following courses and distances, Westerly and Southerly from the Northeast corner of Block 26 at the intersection of the Southerly side of 24th Street with the Westerly side of Adams Avenue; thence North 89°02'00" West 222.78 feet; thence South 00°58'00" West 118.00 feet; thence South 62°21'40" West 25.06 feet; thence Southerly, Westerly, Southerly, Westerly, Northerly and Easterly the following courses and distances: South 00°58'00" West 18.00 feet; thence North 89°02'00" West 44.66 feet; thence South 00°58'00" West 18.00 feet; thence North 89°02'00" West 20.00 feet; thence North 00°58'00" East 18.00 feet; thence North 89°02'00" West 43.75 feet; thence South 00°58'00" West 18.00 feet; thence North 89°02'00" West 20 feet; thence North 00°58'00" East 36.00 feet; thence South 89°02'00" East 128.41 feet to the point and place of beginning.