



\*W3171639\*

E# 3171639 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
29-Jul-21 10:07 AM FEE \$40.00 DEP PC  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

**MAIL TAX NOTICE TO:**

5445 South Highland Drive  
Salt Lake City, Utah 84117

**SPECIAL WARRANTY DEED**

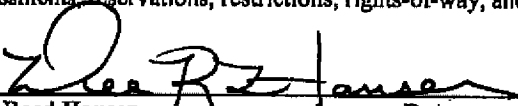
Dee Reed Hansen; Prairie Oak, LLC, a Utah Limited Liability Company; and Teton Rammell, L.L.C., a Utah Limited Liability Company, as Grantor, do hereby grant, convey, deed, and warrant, as to the acts of the Grantor only, to:

**Wasatch View Retail, LLC, a Utah Limited Liability Company**


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

**See Legal Description of Subject Property on attached Exhibit "A"  
Weber County, State of Utah, Tax Parcel Number 19-016-0163 (Part)**

**TO HAVE AND TO HOLD**, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that it has the ability to convey the fee estate, in and to the Grantee, free from any claim, interest, in law or equity, from others and that the fee estate, is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way, and easement of record or by prescription.

  
\_\_\_\_\_  
Dee Reed Hansen Date

Prairie Oak, LLC, a Utah Limited Liability Company

By:  7/28/2021  
\_\_\_\_\_  
Kelle Okazaki—Manager Date

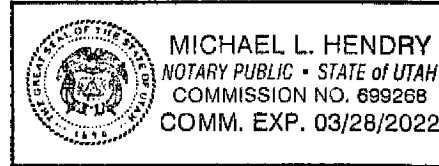
Teton Rammell, L.L.C., a Utah Limited Liability Company

By:  7/28/2021  
\_\_\_\_\_  
Kelle Smart—Member/Manager Date

State of Utah  
County of ~~Wasatch~~ **SALT LAKE** *HH*

On this the 28 day of July 2021, **Dec Reed Hansen**, acknowledged to me, a Notary Public in the State of Utah, that he executed this deed.

*[Signature]*  
\_\_\_\_\_  
Notary Public



State of Utah  
County of Salt Lake

On this the 28 day of July 2021, **Kelle Okazaki as Manager of Prairie Onk, LLC**, a Utah Limited Liability Company, acknowledged to me, a Notary Public in the State of Utah, that he executed this deed, in the capacity stated and did so in accordance with the powers and authorities conveyed to the same in the operating agreement of said limited liability company.

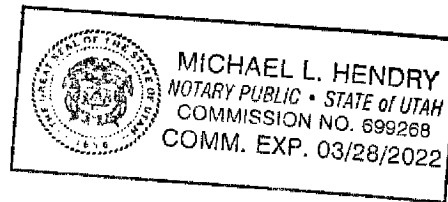
*[Signature]*  
\_\_\_\_\_  
Notary Public



State of Utah  
County of Salt Lake

On this the 28 day of July 2021, **Kelle Smart as Member/Manager of Teton Rammell, L.L.C.**, a Utah Limited Liability Company, acknowledged to me, a Notary Public in the State of Utah, that this deed was executed by the same, in the capacity stated and did so in accordance with the powers and authorities conveyed to the same in the operating agreement of said limited liability company.

*[Signature]*  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**July 7, 2021**

All of future Lot 1 of the forthcoming Wasatch View North Commercial Subdivision, being a part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at a point on the North Line of 2700 North Street as it exists with varied width, located 1063.24 feet South 89°18'48" West along the Section Line and 52.62 feet North 0°33'24" East from the South Quarter Corner of said Section 25; and running thence along said North Line of 2700 North Street the following two courses: Westerly along the arc of an 8143.82 foot radius curve to the left a distance of 58.75 feet (Center bears South 3°13'35" East, Central Angle equals 0°24'48" and Long Chord bears South 86°34'01" West 58.75 feet); and North 89°51'14" West 89.91 feet to the most Easterly Corner of a conveyance to Utah Department of Transportation recorded as Entry No. 3026068 on the Northeasterly Line of 1740 West Street; thence North 55°01'18" West 46.58 feet along said Northeasterly line; thence North 19°01'12" West 226.63 feet to and along said Northeasterly line and the Northeasterly Line of a conveyance to Pleasant View City recorded as Entry No. 3026070; thence North 69°40'56" East 55.87 feet; thence South 89°26'36" East 116.52 feet; thence South 0°33'24" West 108.04; thence South 72°53'52" East 98.22 feet; thence South 0°33'24" West 119.03 feet to said North Line of 2700 North Street and the point of beginning.

**(Proposed Lot 1 Wasatch View North Commercial Subdivision-Contains 45,478 sq. ft./1.044 acres)**