



W3181478

Mail Recorded Deed and Tax Notice To:
2023 Wall QOZB, LLC, a Utah limited liability company
13858 South 7300 West
Herriman, UT 84096

E# 3181478 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
03-Sep-21 0354 PM FEE \$40.00 DEP PC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 146229-KAP

WARRANTY DEED

CC&A of Utah, Inc.

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

2023 Wall QOZB, LLC, a Utah limited liability company

GRANTEE(S) of Herriman, 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.: 03-014-0009, 03-014-0030, 03-014-0031, 03-015-0060 and 03-015-0001 (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.

[Signature on following page]

Dated this 3rd day of September, 2021.

CC&A of Utah, Inc.

BY: 

Cortney Valentine
President

STATE OF UTAH

COUNTY OF DAVIS

On 3rd day of September, 2021, before me, personally appeared Cortney Valentine, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of CC&A of Utah, Inc..


Notary Public



EXHIBIT A Legal Description

PARCEL 1: 03-014-0009

ALL OF LOTS 1 THROUGH 12, INCLUSIVE, IN BLOCK 1, NEVADA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER ON MARCH 27, 1903 IN BOOK 4 AT PAGE 13.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED JUNE 27, 1975 AS ENTRY NO. 640759 IN BOOK 1090 AT PAGE 365 IN THE WEBER COUNTY RECORDER'S OFFICE, TO-WIT:

A PARCEL OF LAND IN FEE FOR AN EXPRESSWAY KNOWN AS PROJECT NO. 560, BEING PART OF AN ENTIRE TRACT OF PROPERTY, IN LOTS 9, 10, 11, AND 12 OF BLOCK 1, NEVADA ADDITION TO OGDEN CITY IN THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 29, T. 6 N., R. 1 W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE. CORNER OF SAID LOT 9; THENCE S. 1°19'29" W. 8.29 FT. ALONG THE EAST LINE OF SAID LOT 9 TO A POINT 35.0 FT. PERPENDICULARLY DISTANT FROM THE CENTER LINE OF SAID PROJECT; THENCE S. 84°47'32" W. 204.71 FT. TO THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AT A POINT WHICH IS 35.0 FT. PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEERS STATION 128+49.8; THENCE NORTHWESTERLY 39 FT., MORE OR LESS, ALONG SAID RAILROAD RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE AT 20TH STREET IN OGDEN CITY; THENCE S. 88°40'31" E. 227.08 FT. TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED JUNE 29, 2021 AS ENTRY NO. 3164593 IN THE WEBER COUNTY RECORDER'S OFFICE, TO-WIT:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING WALL AVENUE, OGDEN, KNOWN AS PROJECT NO. F-0204(15)3, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 29, T.6 N., R.1 W., S.L.B. & M., IN WEBER COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT LIES 478.39 FEET N.00°58'00"E. ALONG THE MONUMENT LINE AND 40.00 FEET N.89°02'00"W. FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 21ST STREET; AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID ENTIRE TRACT N.89°00'55"W. 4.93 FEET; THENCE N.00°51'48"E. 115.11 FEET; THENCE N.04°54'39"W. 15.71 FEET TO A POINT 46.75 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 56+09.12; THENCE N.10°12'41"W. 8.02 FEET; THENCE N.03°17'09"W. 9.44 FEET; THENCE N.00°58'59"E. 28.78 FEET; TO A POINT 48.99 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 56+55.19; THENCE N.08°05'33"E. 16.06 FEET; THENCE N.46°51'12"W. 50.59 FEET TO THE NORTHERLY LINE OF SAID ENTIRE TRACT AND SOUTHERLY RIGHT OF WAY LINE OF 20TH STREET, SAID POINT BEING 84.49 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 57+05.09; THENCE ALONG SAID NORTHERLY LINE N.84°27'08"E. 44.78 FEET TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE ALONG THE EASTERLY LINE OF SAID ENTIRE TRACT AND WESTERLY RIGHT OF WAY LINE OF WALL AVENUE S.00°58'00"W. 231.78 FEET 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.

PARCEL 2: 03-014-0030

ALL THAT CERTAIN PARCEL OF LAND IN OGDEN, WEBER COUNTY, UTAH SITUATE IN LOT 6, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE MERIDIAN AS HERETOFORE ACQUIRED BY THE OREGON SHORT LINE RAILROAD COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) FROM OGDEN FRUIT GROWERS ASSOCIATION BY AGREEMENT DATED JULY 10, 1909 SAID AGREEMENT BEING FURTHER IDENTIFIED IN THE RECORDS OF SAID RAILROAD AS O. S. L. R. R. CO. AUDIT NO. 3904 SAID PARCEL LYING NORTH OF RUSHTON STREET WITHIN THE SOUTHWESTERLY PORTION OF SAID LOT 6.

PARCEL 3: 03-014-0031

ALL THAT CERTAIN TRACT OF LAND IN OGDEN, WEBER COUNTY, UTAH SITUATE IN LOT 7, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE MERIDIAN AS HERETOFORE ACQUIRED BY THE UTAH AND NORTHERN RAILWAY COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) FROM ISAC AUGUSTUS CANFIELD ET AL BY DEED DATED JANUARY 7, 1880 RECORDED JUNE 30, 1880 IN BOOK N OF DEEDS AT PAGE 67 OF THE RECORDS OF WEBER COUNTY, UTAH.

PARCEL 4: 03-015-0060

ALL THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN OGDEN, WEBER COUNTY, UTAH SITUATE IN LOT 8, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN AS HERETOFORE ACQUIRED BY THE UTAH AND NORTHERN RAILWAY COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) FROM GEORGE T ODELL ET AL BY DEED DATED MARCH 9, 1888 RECORDED JULY 16, 1888 IN BOOK V, PAGE 585 OF THE RECORDS OF WEBER COUNTY, UTAH SAID PORTION LYING SOUTH OF TWENTIETH (20TH) STREET.

PARCEL 5: 03-015-0001

PART OF LOTS 7, 8 AND 9, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT WHICH IS NORTH 89D02' WEST 23 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 0D58' EAST 173.23 FEET TO THE SOUTH LINE OF THE STATE ROAD, THENCE NORTH 84D47'33" EAST 155.95 FEET, MORE OR LESS, TO THE OREGON SHORT LINE RAILROAD RIGHT-OF-WAY, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE SOUTH LINE OF SAID LOT 7, THENCE WEST TO THE PLACE OF BEGINNING.

The property is known as 2023 Wall Avenue, Ogden, UT 84401
and 136 Rushton Street, Ogden, UT 84401