



\*W3203062\*

Mail Recorded Deed and Tax Notice To:  
NWI Dawn, LLC, a Delaware limited liability company  
1211 Puerta Del Sol, Suite 240  
San Clemente, CA 92673

E# 3203062 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
09-Dec-21 0428 PM FEE \$40.00 DEP TN  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 147792-MCH

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## WARRANTY DEED

DJM 19, LLC

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

NWI Dawn, LLC, a Delaware limited liability company

**GRANTEE(S)** of San Clemente, State of California

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.:** 08-103-0076 (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.

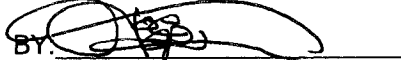
*[Signature on following page]*

Dated this 9th day of December, 2021.

DJM 19, LLC

BY: Diamond J Management, LLC

ITS: Manager

BY: 

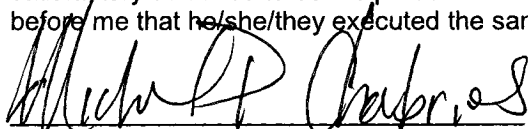
NAME: Joseph Jepsen

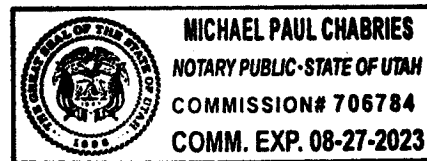
ITS: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of December, 2021, before me, personally appeared <sup>Joseph</sup> ~~Joe~~ Jepsen, 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 DJM 19, LLC.

  
Notary Public



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

Part of the Northwest quarter of the Northwest quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian: Beginning at a point 849.55 feet East and 33 feet South of the Northwest corner of said Section 13 and running thence South 169 feet; thence West 159.46 feet; thence South 359 feet; thence East 219.46 feet; thence North 528 feet to the South line of 4800 South Street; thence West 60 feet to the beginning.

ALSO: Part of the Northwest quarter of the Northwest quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian: Beginning at a point 909.55 feet East and 220.2 feet South of the Northwest corner of said Section 13 and running thence East 112 feet; thence South 7.8 feet, more or less, to an existing chain fence; thence East 107.46 feet along said fence; thence South 333 feet; thence West 219.46 feet; thence North 340.8 feet to the beginning.

Further described by the following as surveyed description:

Part of the Northwest quarter of the Northwest quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian: Beginning at a point 849.55 feet North 89°52'11" East along the section line and 33.00 feet South 00°07'49" East of the Northwest corner of said Section 13 and running thence North 89°52'11" East 60.00 feet; thence South 00°07'49" East 187.20 feet; thence North 89°52'11" East 112.00 feet; thence South 00°07'49" East to an existing chain link fence 8.58 feet; thence South 89°42'37" East along said fence line 107.46 feet; thence South 00°07'49" East 331.43 feet; thence South 89°52'11" West 438.92 feet; thence North 00°07'49" West 359.00 feet; thence North 89°52'11" East 159.46 feet; thence North 00°07'49" West 169.00 feet to the point of beginning.