



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

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.

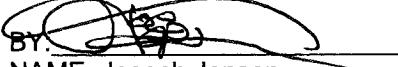
[Signature on following page]

Dated this 9th day of December, 2021.

DJM 19, LLC

BY: Diamond J Management, LLC

ITS: Manager



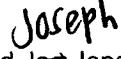
BY: 

NAME: Joseph Jepsen

ITS: Manager

STATE OF UTAH

COUNTY OF SALT LAKE



On this 9th day of December, 2021, before me, personally appeared  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

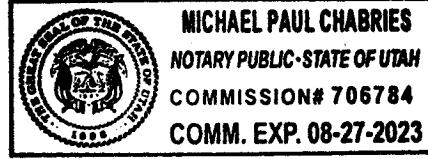


EXHIBIT A
Legal Description

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 $89^{\circ}52'11''$ East along the section line and 33.00 feet South $00^{\circ}07'49''$ East of the Northwest corner of said Section 13 and running thence North $89^{\circ}52'11''$ East 60.00 feet; thence South $00^{\circ}07'49''$ East 187.20 feet; thence North $89^{\circ}52'11''$ East 112.00 feet; thence South $00^{\circ}07'49''$ East to an existing chain link fence 8.58 feet; thence South $89^{\circ}42'37''$ East along said fence line 107.46 feet; thence South $00^{\circ}07'49''$ East 331.43 feet; thence South $89^{\circ}52'11''$ West 438.92 feet; thence North $00^{\circ}07'49''$ West 359.00 feet; thence North $89^{\circ}52'11''$ East 159.46 feet; thence North $00^{\circ}07'49''$ West 169.00 feet to the point of beginning.