



W3203789

E# 3203789 PG 1 OF 3
Leann H. Kiltz, WEBER COUNTY RECORDER
13-Dec-21 0250 PM FEE \$40.00 DEP DAC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

File No.: 186229
Mail Tax Notices to:
The Overlook at 16th, LLC, a Utah Limited
Liability Company
5503 Skyline Parkway
Ogden, Utah 84403

WARRANTY DEED

Woodsboro Holdings, LLC, a Utah Limited Liability Company and Blake J. Anderson, Inc., a Utah Corporation,
grantor,

hereby CONVEY(S) AND WARRANT(S) to

The Overlook at 16th, LLC, a Utah Limited Liability Company,
grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in **Weber** County, **Utah**:

SEE EXHIBIT "A" ATTACHED HERETO

Serial Number: 13-072-0039
Subject to easements, restrictions and rights of way of record.
WITNESS, the hands of said grantors, **December 10, 2021**

Signed in the presence of:

**WOODSBORO HOLDINGS, LLC, A UTAH
LIMITED LIABILITY COMPANY**

Chaz Carey Schlange
Member

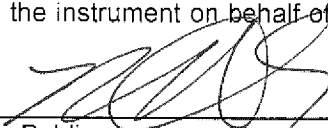
**BLAKE J. ANDERSON, INC., A UTAH
CORPORATION**

Blake J. Anderson
President

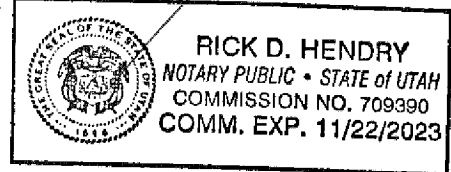
State of **Utah**
County of **Weber**

On the **10th day of December, 2021**, personally appeared before me, **Chaz Carey Schlange**, Manager (s)/Member(s), known to me to be a member(s)/manager(s) or designated agent(s) of the limited liability company that executed the instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath state that he or she (they) is(are) authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company.

Notary Public:



State of Utah
County of Weber



On the **10th day of December, 2021**, personally appeared before me, **Blake J. Anderson**, who being by me duly sworn did say that, (s)he the said **Blake J. Anderson** is the **President** of **Blake J. Anderson, Inc.**, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said **Blake J. Anderson**, duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Notary Public:

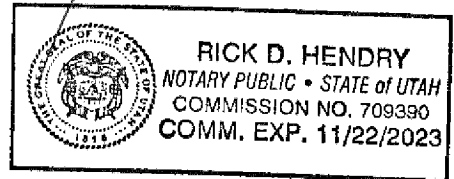
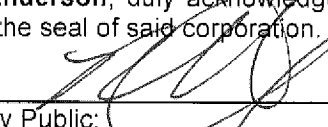


EXHIBIT "A"
LEGAL DESCRIPTION

A PART OF THE SOUTH WEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF LOT 50, ORCHARD PARK SUBDIVISION NO. 3, OGDEN CITY, WEBER COUNTY, UTAH; RUNNING THENCE FOUR COURSES ALONG THE SOUTH LINE OF 16TH STREET AS FOLLOWS; WESTERLY ALONG THE ARC OF A 247.28 FEET RADIUS CURVE TO THE RIGHT 94.98 FEET (LONG CURVE BEARS NORTH 56°00'13" WEST 94.40 FEET) NORTH 45°00' WEST 133.48 FEET, WESTERLY ALONG THE ARC OF A 233.81 FOOT RADIUS CURVE TO THE LEFT 153.74 FEET (LONG CHORD BEARS NORTH 63°50'15" WEST 150.99 FEET) AND NORTH 82°40'30" WEST 1.70 FEET TO THE EAST LINE OF HARRISON BOULEVARD, THENCE THREE COURSES ALONG SAID EAST LINE AS FOLLOWS: SOUTH 9°50' WEST 108.17 FEET, SOUTH 1°45'30" WEST 92.15 FEET AND SOUTH 11°53' WEST 155.07 FEET TO THE NORTH LINE OF OGDEN CITY PROPERTY, THENCE SOUTH 89°39'24" EAST 304.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 50, THENCE NORTH 22°59'35" EAST 150.28 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF LOT 50, ORCHARD PARK SUBDIVISION NO. 3, OGDEN CITY, WEBER COUNTY, UTAH; RUNNING THENCE TWO COURSES ALONG THE SOUTH LINE OF 16TH STREET AS FOLLOWS: WESTERLY ALONG THE ARC OF A 247.28 FEET RADIUS CURVE TO THE RIGHT 94.98 FEET (LONG CHORD BEARS NORTH 56°00'13" WEST 94.40 FEET) ; NORTH 45°00'00" WEST 86.40 FEET; THENCE SOUTH 10°00'00" WEST 255.35 FEET; THENCE SOUTH 89°39'24" EAST 125.00 FEET; THENCE NORTH 22°59'35" EAST 150.28 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY OVER AND UPON THE PROPERTY IN WEBER COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS: A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: SAID R.O.W. BEING 13.0 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, BEGINNING AT A POINT ON THE SOUTH LINE OF 16TH STREET, SAID POINT BEING NORTH 56°00'13" WEST 94.40 FEET AND NORTH 45°00' WEST 72.40 FEET FROM THE NORTHWEST CORNER OF LOT 50, ORCHARD PARK SUBDIVISION NO. 3, RUNNING THENCE SOUTHERLY ALONG THE ARC OF A 63.42 FOOT RADIUS CURVE TO THE LEFT 38.75 FEET (LONG CHORD BEARS SOUTH 27°30' WEST 38.15 FEET) THENCE SOUTH 10°00' WEST 191.25 FEET.

Serial Number: 13-072-0039