



W3207370

Mail Recorded Deed and Tax Notice To:
Ogden Clinic Professional Corporation, a Utah corporation
3535 West 2550 South
West Haven, UT 84401

E# 3207370 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
29-Dec-21 0145 PM FEE \$40.00 DEP TH
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 151443-KAP

SPECIAL WARRANTY DEED

Wayne Properties, LLC

GRANTOR(S) of Boise, State of Idaho, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ogden Clinic Professional Corporation, a Utah corporation

GRANTEE(S) of West Haven, 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.: 15-088-0019, 15-088-0037, 15-088-0038 and 15-088-0050 (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 27th day of December, 2021.

Wayne Properties, LLC
 BY: [Signature]
 Wayne C. Ball
 Manager

STATE OF HAWAII

COUNTY OF Kauai

On 27th day of December, 2021, before me, personally appeared Wayne C. Ball, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Wayne Properties, LLC.

[Signature]
 Notary Public

Date: 12.27.2021 # Pages: 4
 Name: Britney Inanod Groomes 5th Circuit
 Doc. Description: Special
Warranty Deed

[Signature]
 Notary Signature

NOTARY CERTIFICATION

My Commission Expires: 06-02-2023

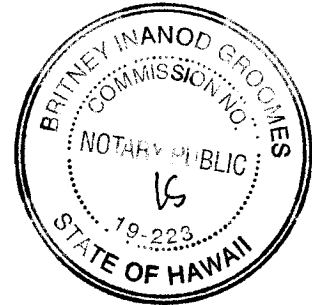
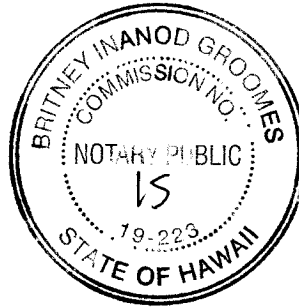


EXHIBIT A
Legal Description

PARCEL 1:

A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WEST ALONG THE SECTION LINE AND CENTERLINE OF 2550 SOUTH STREET 183.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 33; AND RUNNING THENCE SOUTH 340.00 FEET; THENCE WEST 300.00 FEET; THENCE NORTH 340.00 FEET TO SECTION LINE; THENCE EAST 300.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE NORTH 33.00 FEET THEREOF LYING WITHIN 2550 SOUTH STREET.

PARCEL 2:

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH ALONG THE SECTION LINE 340 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH ALONG SAID LINE 150 FEET; THENCE WEST 580.80 FEET; THENCE NORTH 150.00 FEET; THENCE EAST 580.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE EAST 33.00 FEET THEREOF LYING WITHIN 3500 WEST STREET.

ALSO EXCEPTING THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCELS OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID 3500 WEST STREET AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET, WHICH POINT IS 33.00 FEET SOUTH ALONG THE SECTION LINE AND 33.00 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH 457.00 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE WEST 7.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 84+72.88, THENCE NORTH 433.45 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUS OF 16.50 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 25.93 FEET, CHORD BEARS NORTH 45°01'28" WEST 23.34 FEET, THENCE SOUTH 89°57'25" WEST 5.00 FEET, THENCE NORTH 00°02'56" WEST 7.05 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, THENCE EAST 28.52 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARINGS 0°55'08" CLOCKWISE TO EQUAL PROJECT BEARINGS).

PARCEL 3:

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID

QUARTER SECTION, RUNNING THENCE WEST 183 FEET, THENCE SOUTH 340 FEET, THENCE EAST 183 FEET, THENCE NORTH 340 FEET TO POINT OF BEGINNING. MORE OR LESS.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN 2550 SOUTH STREET AND 3500 WEST STREET.

ALSO EXCEPTING THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCELS OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID 3500 WEST STREET AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET, WHICH POINT IS 33.00 FEET SOUTH ALONG THE SECTION LINE AND 33.00 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH 457.00 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE WEST 7.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 84+72.88, THENCE NORTH 433.45 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUS OF 16.50 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 25.93 FEET, CHORD BEARS NORTH 45°01'28" WEST 23.34 FEET, THENCE SOUTH 89°57'25" WEST 5.00 FEET, THENCE NORTH 00°02'56" WEST 7.05 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, THENCE EAST 28.52 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARINGS 0°55'08" CLOCKWISE TO EQUAL PROJECT BEARINGS).

PARCEL 4:

A PART OF NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH ALONG THE SECTION LINE 490 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 33, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL 15-088-0037; AND RUNNING THENCE SOUTH 5 FEET TO THE NORTHEAST CORNER OF PARCEL 15-088-0036; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 15-088-0035, THENCE WEST 580.85 FEET; THENCE NORTH 5 FEET TO THE SOUTHWEST CORNER OF PARCEL 15-088-0037; THENCE EAST 580.80 FEET THE THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN 3500 WEST STREET.