

WHEN RECORDED MAIL TO:
MJNJB WEBER INVESTMENT, LLC
14034 S 145 E, Suite 204
DRAPER, UT 84020



W3209261

E# 3209261 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
07-Jan-22 0351 PM FEE \$40.00 DEP SLV
REC FOR: INWEST TITLE WEST HAVEN
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 286929
MAIL TAX NOTICE TO: MJNJB WEBER INVESTMENT, LLC 14034 S 145 E, Suite 204 DRAPER, UT 84020

WARRANTY DEED

KATHLEEN C. DEAN AS TRUSTEE OF THE DEAN FAMILY TRUST DATED JULY 2, 1992
GRANTOR(S)

OF OGDEN, COUNTY OF WEBER, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

MJNJB WEBER INVESTMENT, LLC A UTAH LIMITED LIABILITY COMPANY
GRANTEE(S)

OF DRAPER, COUNTY OF SALT LAKE, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY,
STATE OF UT:

(08-005-0007 and 08-005-0008)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR
THE YEAR 2022 AND THEREAFTER.


WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 7TH DAY OF JANUARY, 2022

THE DEAN FAMILY TRUST DATED JULY 2, 1992

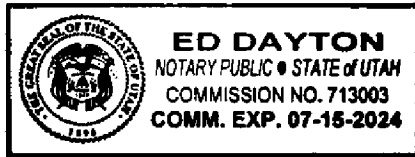
Kathleen C. Dean, trustee
KATHLEEN C. DEAN, TRUSTEE

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 7TH DAY OF JANUARY, 2022 , personally appeared before me **Kathleen C. Dean**, whose identity is personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the **Trustee of the Dean Family Trust dated July 2, 1992** , and that said document was signed by her in behalf of said Trust by the authority of the Trust Agreement and any Amendments thereto, and said **Kathleen C. Dean**, acknowledged to me that said trust, executed the same.



NOTARY PUBLIC



2037 WEST COMMERCE WAY
WEST HAVEN, UT 84401

EXHIBIT "A"

E# 3209261 PG 3 OF 3

PARCEL 1: (08-005-0007)PART OF LOT 9, IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, AND PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 36 AND THE EAST LINE OF STATE HIGHWAY 84, 0.2 FEET SOUTH AND 80.8 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 36, AND RUNNING THENCE NORTH 0°04' EAST 46.2 FEET ALONG THE EAST LINE OF SAID HIGHWAY TO THE SOUTH LINE OF STATE HIGHWAY 37; THENCE NORTH 80°19' EAST 385.01 FEET AND THENCE ALONG THE ARC OF A 1179.3 FOOT RADIUS CURVE TO THE LEFT 20.7 FEET (LONG CHORD BEARS NORTH 80°49'10" EAST 20.68 FEET) ALONG SAID SOUTH LINE OF HIGHWAY 37; THENCE ALONG THE ARC OF A 67 FOOT RADIUS CURVE TO THE RIGHT 99.9 FEET (LONG CHORD BEARS SOUTH 58°01' EAST 90.9 FEET); THENCE SOUTH 15°18' EAST 15.2 FEET; THENCE ALONG THE ARC OF A 183 FOOT RADIUS CURVE TO THE LEFT 131.2 FEET (LONG CHORD BEARS SOUTH 35°50'20" EAST 128.41 FEET); THENCE SOUTH 0°04' WEST 112.0 FEET; THENCE NORTH 89°56' WEST 556.35 FEET TO EAST LINE OF STATE HIGHWAY 84; THENCE NORTH 0°04' EAST ALONG SAID EAST LINE 163.99 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE FOR A TRAFFIC SAFETY IMPROVEMENT KNOWN AS PROJECT NO. SP-9999 (566), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATED IN THE SOUTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF SAID ENTIRE TRACT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MIDLAND DRIVE AND THE EAST RIGHT-OF-WAY LINE OF 1900 WEST (SR-126) AT A POINT 10.06 METERS (33.00 FEET) PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID MIDLAND DRIVE AT ENGINEERING STATION 6+023.02 SAID POINT OF BEGINNING BEING NORTH 0°50'15" EAST 32.31 METERS (106.00 FEET) ALONG SECTION LINE AND 27.91 METERS (91.57 FEET) EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 36; RUNNING THENCE NORTH 80°43'20" EAST 83.27 METERS (273.18 FEET) ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 75°12'09" WEST 55.98 METERS (183.65 FEET); THENCE SOUTH 80°43'20" WEST 28.47 METERS (93.41 FEET) TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 0°26'31" EAST 5.46 METERS (17.92 FEET) ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2: (08-005-0008)

ALL OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS: THE POINT OF BEGINNING OF THIS TRACT BEING SOUTH 0.2 FEET AND EAST 80.8 FEET AND SOUTH 0°04' WEST 163.99 FEET FROM THE NORTHWEST CORNER OF REFERENCED SECTION 1, THE SAME POINT BEING ON THE EAST RIGHT-OF-WAY OF THAT PORTION OF UTAH STATE HIGHWAY NO. 84, KNOWN AS F.A. PROJECT NO. 214-C; THENCE SOUTH 0°04' WEST 946.01 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY TO A POINT; THENCE SOUTH 2°34' EAST 218 FEET, MORE OR LESS, ALONG SAME RIGHT-OF-WAY LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; THENCE EASTERLY ALONG THE 1/16 SECTION LINE, 222 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 42°38' EAST TO THE SOUTH LINE 3300 SOUTH STREET; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT SOUTH 89°56' EAST 556.35 FEET AND NORTH 0°04' EAST 112 FEET FROM BEGINNING; THENCE SOUTH 0°04' WEST 112 FEET; THENCE NORTH 89°56' WEST 556.35 FEET TO BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE FOR THE WEBER COUNTY TO SALT LAKE COMMUTER RAIL", A UTAH TRANSIT AUTHORITY PROJECT, BEING PART OF THE GRANTOR'S PROPERTY DEFINED IN THAT CERTAIN WARRANTY DEED, RECORDED FEBRUARY 14, 1997, AS ENTRY 1455410, BOOK 1848, PAGE 16, SITUATE IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD AND THE SOUTH LINE OF 3300 SOUTH STREET, SAID POINT BEING SOUTH 89°02'11" WEST 1210.75 FEET ALONG THE SECTION LINE AND SOUTH 00°57'49" EAST 33.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 42°45'31" WEST 62.22 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 47°14'29" WEST 18.60 FEET; THENCE NORTH 42°45'31" EAST 44.43 FEET TO THE SOUTH LINE OF 3300 SOUTH STREET; THENCE NORTH 89°02'11" EAST 25.73 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.