



W3215394

in Tax Note

When recorded mail to:
Pegasus Investments Holdings, LLC
455 North 5900 West
Ogden UT 84404

E# 3215394 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
03-Feb-22 1203 PM FEE \$40.00 DEP RC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

Pegasus Investments, L.P., a Utah Limited Partnership, hereinafter referred to as Grantor does hereby convey and warrant as to:

Pegasus Investment Holdings, LLC

as Grantee of Weber County, Utah, for the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the Grantors right, title and interest in and to the following described real property, located in the County of Weber County, State of Utah, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Tax parcel number 10-034-0028

Subject to easements, restrictions, rights of way of record by deed or by prescription. Together with any and all water rights appurtenant to the subject property.

Witness the hand of said Grantor and the conveyance of all warrant by the Grantor on this the 2nd day of February, 2022

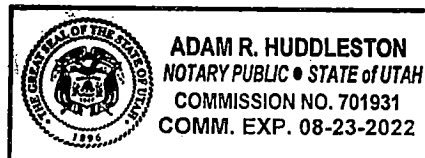
Pegasus Investments, L.P., a Utah limited partnership

[Handwritten Signature]
By: Gary L. Nielsen, Partner

State of Utah
County of Weber

On the 2nd day of February 2022, personally appeared before me, Gary L. Nielsen, who being by me duly sworn, did say that he is General Partner of Pegasus Investments, L.P. a Utah Limited Partnership, the partnership that executed the above forgoing instrument and that said instrument as signed in behalf of said partnership by authority of the Articles of said Partnership, and Gary L. Nielsen, duly acknowledged to me that said partnership Executed the same.

[Handwritten Signature]
Notary Public



10-024-0688

EXHIBIT "A"

Part of the Southeast Quarter of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, Warren, Weber County, Utah Beginning at the Southeast Corner of said Section 12, and running thence North $89^{\circ}04'15''$ West 2,592.68 feet along the Section line to the South Quarter corner of said Section 12; thence North $0^{\circ}22'24''$ West 2,646.20 feet along the Quarter Section line to the Center of said Section 12; thence South $89^{\circ}03'32''$ East 2,645.45 feet along the Quarter Section line to the East Quarter Corner of said Section 12; thence South $0^{\circ}46'09''$ West 50.17 feet along the Section line to the Center line of Warren Canal extended; thence South $41^{\circ}31'27''$ West 404.40 feet along said Center line of Warren Canal; thence South $0^{\circ}46'09''$ West 11.83 feet; thence South $89^{\circ}13'51''$ East 264.00 feet to the Section line; thence South $0^{\circ}46'09''$ West 967.81 feet along said Section line; thence North $84^{\circ}38'40''$ West 333.29 feet to a point of curvature; thence Westerly along the arc of a 112.00 foot Radius curve to the left a distance of 104.24 feet (Delta Angle equals $53^{\circ}19'28''$, Long Chord bears South $68^{\circ}41'36''$ West 100.52 feet); thence South $42^{\circ}01'53''$ West 33.21 feet; thence North $88^{\circ}36'52''$ West 344.00 feet to a point of curvature; thence Southwesterly along the arc of a 40.00 foot Radius curve to the left a distance of 38.63 feet (Delta Angle equals $55^{\circ}20'14''$, Long Chord bears South $63^{\circ}43'01''$ West 37.15 feet); thence South $36^{\circ}02'54''$ West 110.87 feet to a point of curvature; thence Southwesterly along the arc of a 235.00 foot Radius curve to the right a distance of 39.32 feet (Delta Angle equals $09^{\circ}35'09''$, Long Chord bears South $40^{\circ}50'28''$ West 39.27 feet); thence South $45^{\circ}38'03''$ West 114.00 feet to a point of curvature; thence Southeasterly along the arc of a 225.00 foot Radius curve to the left a distance of 95.59 feet (Delta Angle equals $24^{\circ}20'31''$, Long Chord bears South $41^{\circ}38'30''$ East 94.87 feet); thence South $53^{\circ}48'45''$ East 46.52 feet to a point of curvature; thence Southerly along the arc of a 20.00 foot Radius curve to the right a distance of 33.89 feet (Delta Angle equals $97^{\circ}04'42''$, Long Chord bears South $05^{\circ}16'24''$ East 29.98 feet); thence South $43^{\circ}15'56''$ West 9.96 feet; thence South $45^{\circ}23'24''$ East 37.78 feet to the Northerly line of a canal and a point of curvature; thence six (6) courses along said Northerly line as follows: (1) Easterly along the arc of a 40.00 foot Radius curve to the left a distance of 31.20 feet (Delta Angle equals $44^{\circ}41'08''$, Long Chord bears South $67^{\circ}43'58''$ East 30.41 feet); (2) North $89^{\circ}55'28''$ East 320.30 feet to a point of curvature; (3) Easterly along the arc of a 188.00 foot Radius curve to the left a distance of 45.95 feet (Delta Angle equals $14^{\circ}00'19''$, Long Chord bears North $82^{\circ}55'19''$ East 45.84 feet); (4) North $75^{\circ}55'09''$ East 371.76 feet to a point of curvature; (5) Easterly along the arc of a 190.00 foot Radius curve to the right a distance of 48.86 feet (Delta Angle equals $14^{\circ}44'01''$, Long Chord bears North $83^{\circ}17'09''$ East 48.72 feet); and (6) South $89^{\circ}20'50''$ East 66.86 feet to the Section line; thence South $0^{\circ}46'09''$ West 999.45 feet along said Section line to the point of beginning. Contains: 150.296 acres.