



W3227399

Mail Recorded Deed and Tax Notice To:
Big Horn MHP, L.L.C.
4801 East Broadway, Suite 400
Tucson, AZ 85711

E# 3227399 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
31-Mar-22 1006 AM FEE \$40.00 DEP SLV
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



**COTTONWOOD
TITLE**

File No.: 155476-LMP

WARRANTY DEED

McGavin West, LLC, an Arizona limited liability company

GRANTOR(S) of Tucson, State of Arizona, hereby Conveys and Warrants to

Big Horn MHP, L.L.C., an Arizona limited liability company

GRANTEE(S) of Tucson, State of Arizona

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.: 12-070-0004 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 28 day of March, 2022.

McGavin West, LLC, an Arizona limited liability company

BY: John McGavin, Jr.
John McGavin, Jr.
Manager

STATE OF Arizona

COUNTY OF Maricopa

On 28 day of March, 2022, before me, personally appeared John McGavin, Jr., 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 McGavin West, L.L.C., an Arizona limited liability company.

Bausi

Notary Public

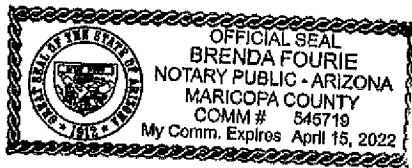


EXHIBIT A Legal Description

A parcel of land, situate in the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Ogden, Utah, more particularly described as follows:

Beginning at a point North 179.52 feet and East 522.25 feet and North 01°23'00" East 256.00 feet from the Center Quarter Corner of said Section 17, said point also being North 89°10'10" West 343.00 feet along the centerline of 4th Street to the centerline of Childs Avenue and North 00°50'15" East 332.84 feet along the centerline of Childs Avenue, and West 261.27 feet from the centerline street monument in the intersection of 4th Street and Grant Avenue, said point being the Northwest corner of the parcel of land conveyed to Kirk L. Jones in that certain Warranty deed recorded March 14, 2011 as Entry No. 2519175, and running thence East along the North line of said parcel 81.45 feet, to the westerly line of the parcel of land conveyed to Ralph J. Kunz and Jackie I. Kunz, husband and wife, as joint tenants, in that certain Warranty Deed recorded January 13, 1994 as Entry No. 1268838; thence North 01°23'00" East along said westerly line and the extension thereof 78.00 feet, to the Northwest corner of the parcel of land conveyed to Laurie Read Della Lucia, Trustee of the Laurie Read Della Lucia Revocable Living Trust dated April 19, 2006, as amended; thence East along the northerly line of said parcel 149.08 feet, more or less, to the West line of Childs Avenue; thence North 00°50'15" East 392.08 feet along the West line of Childs Avenue to the center of the Lynne Ditch; thence North 56°49'00" West 85.37 feet along the center of the Lynne Ditch; thence North 45°06'28" West 91.39 feet along the center of the Lynne Ditch; thence North 01°23'00" East 8.00 feet to the East bank of the Lynne Ditch; thence North 29°02'16" West 46.83 feet, more or less, to the southerly line of the parcel of land conveyed to Alan R. Jasch, Trustee of the Alan R. Jasch Revocable Living Trust dated the 22nd day of February, 2017; thence North 89°12'45" West along said southerly line 142.46 feet, more or less, to the East line of Lot 1, Leavitt Field Subdivision, the plat of which was recorded in the office of the Weber County Recorder on March 21, 2006 as Entry No. 2167388; thence South 01°23'00" West 88.04 feet along said East line and to the Southeast Corner of said Lot 1, Leavitt Field Subdivision; thence North 89°12'45" West 70.00 feet along the South line of said Lot 1, to and along the South line of Lot 2 of said Leavitt Field Subdivision, to the Northeast corner of Lot 4 of said Leavitt Field Subdivision; thence South 01°23'00" West 476.96 feet along the East line of said Lot 4, to and along the East line of Lot 8 of said Leavitt Field Subdivision, and to and along the East line of Lot 6 of said Leavitt Field Subdivision to the Southeast corner of said Lot 6; thence North 89°12'45" West along the South line of Lot 6 of said Leavitt Field Subdivision 26.98 feet, more or less, to the easterly line of the parcel of land conveyed to David M. Mittelstaedt, an unmarried man, in that certain Warranty Deed recorded December 9, 2009 as Entry No. 2448792; thence South 01°23'00" West along said easterly line and the extension thereof 233.25 feet, to the Northwest corner of the parcel of land conveyed to Jennifer Whitby, a single woman, in that certain Warranty Deed recorded April 16, 2020 as Entry No. 3048126; thence East along the northerly line of said parcel 81.86 feet, more or less, to the Northeast corner thereof; thence South 01°23'00" West along the easterly line of said parcel 97.48 feet, more or less, to the North line of 4th Street; thence South 89°09'47" East 12.00 feet along the North line of 4th Street, to the westerly line of the parcel of land conveyed to Leola F. Jensen and Alan Dale Johnson, as joint tenants, in that certain Quit Claim Deed recorded April 21, 2011 as Entry No. 2524164; thence North 01°23'00" East along said westerly line and the extension thereof 350.25 feet, more or less, to the Northwest corner of "Parcel 1" conveyed to Froilan Jorge Garcia and Jorge Alfredo Garcia as joint tenants in that certain Warranty Deed recorded February 1, 2021 as Entry No. 3122636; thence East along the northerly line of said parcel 81.45 feet to the Northeast corner thereof; thence South 01°23'00" West along the easterly line of said parcel 88.00 feet to the point of beginning.