



\*W3256507\*

*When recorded mail to (Tax Mailing Address):*

Grantee  
11650 South State Street  
Suite 300  
Draper, UT 84020  
MTC File No. 324091

E# 3256507 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
23-Sep-22 0940 AM FEE \$40.00 DEP SLV  
REC FOR: MERIDIAN TITLE COMPANY  
ELECTRONICALLY RECORDED

## WARRANTY DEED

Pinebrook, L.L.C., a Utah limited liability company, who acquired title as Pinebrook L.L.C., a Utah limited liability company GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Pinebrook, L.L.C., a Utah limited liability company,

as GRANTEE(S), the following real property located in Weber County, State of Utah, described as:

A Parcel of Land lying within the Southeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah, more particularly described as follows:

Commencing at a brass cap Monument marking the centerline intersection of Washington Blvd. and North Street, from which a brass cap Monument at the centerline of Harrisville Ave. and North Street Bears North 89°9'45" West, 1,341.21 feet; thence North 89°9'45" West, a distance of 66.00 feet to a point on the West right-of-way of Washington Blvd.; thence North 0°50'15" East along said right-of-way, a distance of 42.99 feet to the point of beginning; thence South 0°50'15" West along said right-of-way, a distance of 601.52 feet to a found iron pin; thence North 89°16'31" West a distance of 210.11 feet to a found iron pin on the West edge of canal; thence South 25°23'36" West along said West edge of canal, a distance of 85.50 feet to a found iron pin; thence North 89°29'45" West, a distance of 369.66 feet; thence North 0°0'0" West, a distance of 195.69 feet; thence North 13°13'08" West, a distance of 301.29 feet; thence North 0°03'18" East, a distance of 189.46 feet; thence South 89°31'54" East, a distance of 693.94 feet to the point of beginning.

Less and Excepting:

A parcel of land lying within the Southeast 1/4 of Section 8, Township 6 North, Range 1 West, Salt lake Base and Meridian, Weber County, Utah, more particularly described as follows:

Commencing at a brass cap monument, marking the centerline intersection of Washington Blvd. and North Street, from which, a brass cap monument marking the centerline intersection of Harrisville Ave. and North Street, bears North 89°09'45" West a distance of 1341.21 feet; thence North 89°09'45" West, a distance of 66.00 feet to the

West right-of-way of Washington Blvd.; thence North  $00^{\circ}50'15''$  East along said right-of-way, a distance of 42.99 feet to the Real Point of Beginning;

Thence South  $00^{\circ}50'15''$  West along said right-of-way, a distance of 69.23 feet to a point on the South right-of-way of proposed North Street; thence along said South right-of-way the following 3 courses and distances, 1) North  $80^{\circ}54'57''$  West a distance of 63.14 feet to a point of curvature to the right; 2) thence along the arc of said curve, a distance of 43.20 feet, said curve having a radius of 220.00 feet, a central angle of  $11^{\circ}15'03''$ , subtended by a chord that bears North  $75^{\circ}17'27''$  West a distance of 43.13 feet to the curve end; 3) thence North  $69^{\circ}39'57''$  West, a distance of 144.66 feet; thence South  $89^{\circ}31'54''$  East, a distance of 240.73 feet to the Real Point of Beginning.

Tax Parcel No. 11-035-0040

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

*[Signatures on following page]*

