

W3265368

MAIL TAX NOTICE TO GRANTEE:

448 So. 2360 W.
Ogden, Ut 84404

E# 3265368 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
01-Dec-22 0409 PM FEE \$40.00 DEP SLV
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)
ELECTRONICALLY RECORDED

File Number: 2262349KJO

WARRANTY DEED

GRANTOR

ALS Development, LLC, a Utah Limited Liability Company

Pertge, LLC, a Utah Limited Liability Company, a wholly owned subsidiary of Layton East Development, LLC

R G Fun Center, LLC, a Utah Limited Liability Company, a wholly owned subsidiary of Layton Medical Complex, LLC

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

ALS Development, LLC, a Utah Limited Liability Company
GRANTEE

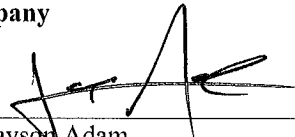
SEE ATTACHED EXHIBIT "A"

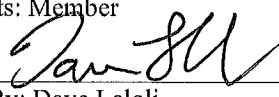
TAX ID NUMBER FOR PROPERTY: 17-063-0075

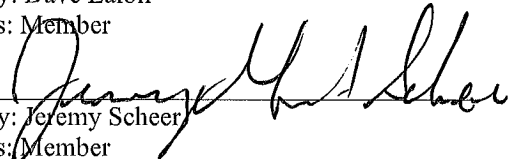
Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 23rd day of November, 2022.

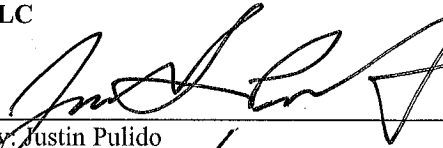
ALS Development, LLC, a Utah Limited Liability Company

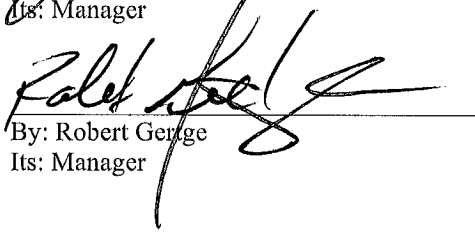

By: Jayson Adam
Its: Member


By: Dave Laloli
Its: Member

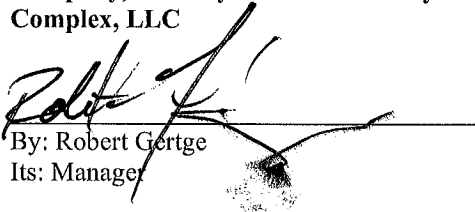

By: Jeremy Scheer
Its: Member

Pertge, LLC, a Utah Limited Liability Company, a wholly owned subsidiary of Layton East Development, LLC


By: Justin Pulido
Its: Manager


By: Robert Gertge
Its: Manager

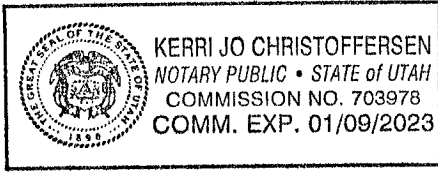
R G Fun Center, LLC, a Utah Limited Liability Company, a wholly owned subsidiary of Layton Medical Complex, LLC


By: Robert Gertge
Its: Manager

STATE OF: UTAH

COUNTY OF: Weber

On this 23 day of November 2022, personally before me appeared **Jayson Adam, Dave Laloli and Jeremy Scheer**, who proven on the basis of satisfactory evidence is the Member of **ALS Development, LLC, a Utah Limited Liability Company**, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



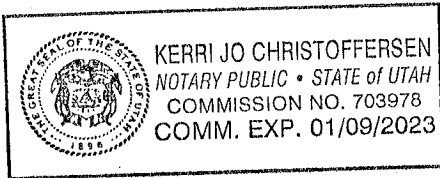
[Handwritten Signature]

Notary Public
Residing In: Fairview
Commission Expires: 1/9/23

STATE OF: UTAH

COUNTY OF: Weber

On this 30 day of November 2022, personally before me appeared **Justin Pulido and Robert Gertge** who proven on the basis of satisfactory evidence is the Member of **Pertge, LLC, a Utah Limited Liability Company, a wholly owned subsidiary of Layton East Development, LLC**, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



[Handwritten Signature]

Notary Public
Residing In: Fairview
Commission Expires: 1/9/23

STATE OF: UTAH

COUNTY OF: Weber

On this 30 day of November 2022, personally before me appeared **Robert Gertge**, who proven on the basis of satisfactory evidence is the Member of **R G Fun Center, LLC, a Utah Limited Liability Company, a wholly owned subsidiary of Layton Medical Complex, LLC**, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



[Handwritten Signature]

Notary Public
Residing In: Fairview
Commission Expires: 1/9/23

EXHIBIT A

File No.: 2262349KJO

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 31 AND A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 2700 NORTH STREET, ALSO BEING IN THE NORTHERLY PROJECTION OF AN EXISTING FENCE LINE LOCATED 654.54 FEET NORTH 89°28'37" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 383.90 FEET SOUTH 00°27'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 31; RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE EASTERLY TO THE LEFT ALONG THE ARC OF A 8143.82 FOOT RADIUS CURVE, A DISTANCE OF 850.13 FEET, CHORD BEARS SOUTH 83°33'29" EAST 849.75 FEET, HAVING A CENTRAL ANGLE OF 05°58'52" (TO A POINT DESCRIBED OF RECORD AS THE WEST LINE OF PARCEL 2 AS SHOWN IN RECORD OF SURVEY NO. 03999); THENCE SOUTH 01°09'10" WEST 464.15 FEET (464.17 FEET BY RECORD) TO THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET; THENCE NORTH 88°53'30" WEST 839.46 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO AN EXISTING FENCE LINE; THENCE NORTH 00°27'00" EAST 543.18 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING.

(BEING THE PROPOSED PLAT OF PEAKVIEW PLAZA PHASE 1)