

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Jags Fuel Stores 1, Inc.
1484 Mountain View Boulevard
Woods Cross, UT 84087

File Number: STG-98196-LH
Parcel ID: 12-067-0019 & 12-067-0031 &
12-067-0032



W3266444

E# 3266444 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
09-Dec-22 1213 PM FEE \$40.00 DEP SLV
REC FOR: EAGLE GATE TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Special Warranty Deed

SALT LAKE PETROLEUM, LLC, A UTAH LIMITED LIABILITY COMPANY,

Grantor

hereby Conveys and Warrants against all claiming by, through or under it, and against acts of itself to:

Jags Fuel Stores 1, Inc., a Utah Corporation,

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Weber County, State of Utah, to-wit

See Exhibit "A" – attached hereto and by this reference made a part hereof.

APN: 12-067-0019 & 12-067-0031 & 12-067-0032

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WARRANTY DEED

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WITNESS, the hand of said grantor, this 7 day of December, 2022

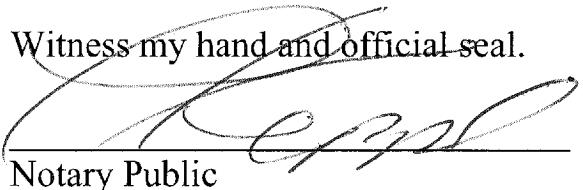
Salt Lake Petroleum, LLC, a Utah Limited Liability Company

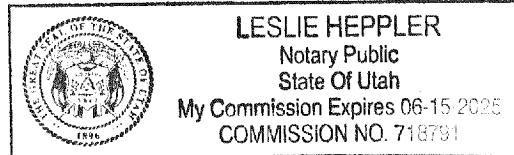
By: Satesh Patel
Satesh Patel, Authorized Signer

STATE OF UTAH
COUNTY OF WASHINGTON

On this 7 day of December, 2022, personally appeared Satesh Patel, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Authorized Signer of Salt Lake Petroleum, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Authorized Signer acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.


Notary Public



WARRANTY DEED

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Exhibit "A": Legal Description

PARCEL 1:

THE SOUTH 42 FEET OF LOT 7, ALL OF LOT 8, BLOCK 1, ORCHARD GROVE ANNEX ADDITION, TO OGDEN CITY, UTAH, AND A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOW: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON AVENUE, SOUTH 0 DEG. 50'15" WEST 8.0 FEET FROM THE NORTHEAST CORNER OF SAID LOT 7, RUNNING THENCE SOUTH 0 DEG. 50'15" WEST 119.58 FEET; THENCE NORTH 89 DEG. 09'45" WEST 145 FEET; THENCE NORTH 7 DEG. 34'20" EAST 57.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 0 DEG. 50'15" EAST 62.08 FEET; THENCE SOUTH 89 DEG. 09'45" EAST 138.21 FEET TO THE PLACE OF BEGINNING, COUNTY OF WEBER, STATE OF UTAH.

PARCEL 2:

PART OF LOTS 4, 5, 6 AND ALL OF LOTS 7, 8, AND 9, BLOCK 4, ORCHARD GROVE ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, AND PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 4, OF ORCHARD GROVE ADDITION; RUNNING THENCE NORTH 0°50'15" WEST 136.0 FEET; THENCE NORTH 89°02' WEST 181.28 FEET; THENCE SOUTH 0°50'15" WEST 136.60 FEET; THENCE SOUTH 89°09'45" EAST 181.28 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PERPETUAL USE OF AN ALLEY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 1, ORCHARD GROVE ANNEX, OGDEN CITY, WEBER COUNTY, UTAH AND RUNNING THENCE SOUTH 7°34'20" WEST 57.90 FEET; THENCE SOUTH 0°50'15" WEST 58.50 FEET; THENCE NORTH 89°09'45" WEST 16.9 FEET THENCE NORTH 0°50'15" EAST 58.50 FEET; THENCE NORTH 7°34'20" EAST 64.45 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID ANNEX; THENCE SOUTH 70°24'45" EAST 17.18 FEET TO THE PLACE OF BEGINNING. SUBJECT TO A 16.19 FOOT RIGHT OF WAY LYING EAST OF LOTS 4, 5, AND 6, BLOCK 4, AND WEST OF LOTS 7, 8, AND 9, BLOCK 4, ORCHARD GROVE ADDITION.

PARCEL 3:

PART OF LOTS 4, 5, 6 AND ALL OF LOTS 7, 8 AND 9, BLOCK 4, ORCHARD GROVE ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. AND PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 4, OF ORCHARD GROVE ADDITION; RUNNING THENCE NORTH $0^{\circ}50'15''$ EAST 136.60 FEET; THENCE NORTH $89^{\circ}02'00''$ WEST 181.28 FEET; THENCE SOUTH $00^{\circ}50'15''$ WEST 136.60 FEET; THENCE SOUTH $89^{\circ}09'45''$ EAST 19.38 FEET; THENCE NORTH $00^{\circ}50'85''$ EAST 28.1 FEET; THENCE SOUTH $89^{\circ}09'45''$ EAST 8.45 FEET; THENCE NORTH $00^{\circ}50'15''$ EAST 50 FEET; THENCE SOUTH $89^{\circ}09'45''$ EAST 8.45 FEET; THENCE SOUTH $00^{\circ}50'15''$ WEST 78.1 FEET; THENCE SOUTH $89^{\circ}09'45''$ EAST 145 FEET TO POINT OF BEGINNING.

LESS & EXCEPTING: LOTS 7, 8 AND 9 IN BLOCK FOUR (4) IN ORCHARD GROVE ADDITION TO OGDEN CITY, UTAH. A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, US - SURVEY:

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON AVENUE, THAT IS NORTH $00^{\circ}50'00''$ EAST 111.10 FEET, AND NORTH $89^{\circ}10'00''$ WEST 66 FEET FROM THE OGDEN CITY SURVEY MONUMENT IN THE INTERSECTION OF FOURTH STREET AND WASHINGTON AVENUE IN OGDEN CITY, UTAH. (SAID MONUMENT BEING NORTH $00^{\circ}58'00''$ EAST 128.12 FEET AND NORTH $89^{\circ}02'00''$ WEST 731.08 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 17), AND RUNNING THENCE NORTH $89^{\circ}10'00''$ WEST 145 FEET; THENCE NORTH $00^{\circ}50'00''$ EAST 58.50 FEET; THENCE SOUTH $89^{\circ}10'00''$ EAST 145.0 FEET TO A POINT ON THE WEST LINE OF SAID WASHINGTON AVENUE; THENCE SOUTH $00^{\circ}50'00''$ WEST ALONG THE WEST LINE OF WASHINGTON AVENUE 58.50 FEET TO THE PLACE OF BEGINNING.

APN(S): 12-067-0019 & 12-067-0031 & 12-067-0032