



W3268694

Mail Recorded Deed & Tax Notice To:
Hill Field Investments, LTD
3237 Twin Peaks Drive
Layton, UT 84040

E# 3268694 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
30-Dec-22 10:27 AM FEE \$40.00 DEP DAI
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

WARRANTY DEED

SPB Ventures I, LLC, a Utah limited liability company

GRANTOR(S) of Plain City, State of Utah, hereby Conveys and Warrants to

Hill Field Investments, Ltd., a Utah limited liability company

GRANTEE(S) of Layton, State of Utah

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.: 15-061-0049 and 15-060-0124 (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.

Dated this December 29, 2022.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

SPB Ventures I, LLC, a Utah limited liability company

BY: 
David J. Laloli
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 29th day of December, 2022, before me, personally appeared David J. Laloli, 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 SPB Ventures I, LLC, a Utah limited liability company.

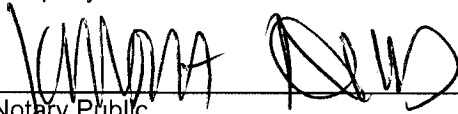

Notary Public



EXHIBIT A
Legal Description

PART OF THE SOUTHEAST QUARTER OF SECTION 15, THE SOUTHWEST QUARTER OF SECTION 14, THE NORTHWEST QUARTER OF SECTION 23, AND THE NORTHEAST QUARTER OF 22 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°19'36"W 197.07 FEET AND N00°40'24"E 805.50 FROM THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE S69°16'22"E 13.87 FEET; THENCE S47°38'54"E 54.54 FEET; THENCE S42°11'06"E 39.75 FEET; THENCE S55°01'54"E 85.41 FEET; THENCE S48°35'26"E 151.86 FEET; THENCE S48°13'49"E 56.31 FEET; THENCE S36°53'38"E 19.08 FEET; THENCE S15°59'49"E 50.47 FEET; THENCE S10°30'02"E 43.81 FEET; THENCE S04°28'16"E 51.21 FEET; THENCE S37°01'50"E 66.95 FEET; THENCE S28°23'37"E 19.36 FEET; THENCE S04°33'28"E 45.22 FEET; THENCE S26°47'29"E 49.60 FEET; THENCE S40°21'29"E 55.49 FEET; THENCE S33°32'32"E 14.08 FEET; S02°22'07"W 388.69 FEET; THENCE S87°43'36"E 122.83 FEET; THENCE S06°20'45"W 26.96 FEET; THENCE S09°56'05"W 44.00 FEET; THENCE S02°32'09"W 45.12 FEET; THENCE S06°44'46"E 44.18 FEET; THENCE S28°31'00"E 31.78 FEET; THENCE S17°48'01"E 49.70 FEET; THENCE S25°54'39"E 75.83 FEET; THENCE S31°41'48"E 99.67 FEET; THENCE S39°35'48"E 62.64 FEET; THENCE S26°47'16"E 50.49 FEET; THENCE S26°19'39"E 71.01 FEET; THENCE S73°01'00"W 165.72 FEET; THENCE N36°48'06"W 132.95 FEET; THENCE S85°43'48"W 785.79 FEET; THENCE N05°01'51"E 833.76 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2831.90 FEET, AN ARC LENGTH OF 411.28 FEET, A DELTA ANGLE OF 08°19'16", A CHORD BEARING OF N11°35'15"E, AND A CHORD LENGTH OF 410.92 FEET; THENCE N15°44'53"E 347.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 931,962 SQUARE FEET OR 21.395 ACRES.

DISCLAIMER: THIS LEGAL DESCRIPTION IS BASED OFF DEEDS AND DRAWING PROVIDED BY HANSEN ENGINEERING.