



W3274778

Tax Notice to Grantee
3165 East Millrock Drive
Suite 500
Salt Lake City, Utah 84121

E# 3274778 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
01-Mar-23 12:37 PM FEE \$40.00 DEP DA
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)
ELECTRONICALLY RECORDED

File Number: 23272689MLH

WARRANTY DEED

THIS DEED, is made and entered into, by and between, Mantas Investments, LLC, a Utah Limited Liability Company, ("Grantor"), in favor of:


12th Street Property Holdings, LLC, a Utah Limited Liability Company,
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, and warrants unto Grantee, as to the acts of all, real property lying and being situated in Weber County, State of Utah, more particularly described as follows ("Premises"):

See Legal Description of Subject Property on Exhibit "A" attached
Weber County, State of Utah, Tax Parcel Number 15-065-0012

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way, and easement of record or by prescription.

Mantas Investments, LLC, a Utah Limited Liability Company

By: 
Chris P. Mantas-- Manager

State of Utah
County of Weber

On this the 28th day of February 2023, Chris P. Mantas as Manager of Mantas Investments, LLC, a Utah Limited Liability Company, acknowledged to me, a Notary Public, in the State of Utah, that this agreement was executed by the same, in the capacity stated, and in accordance with the power and authority granted to the same, as stipulated in the operating agreement of said limited liability company.

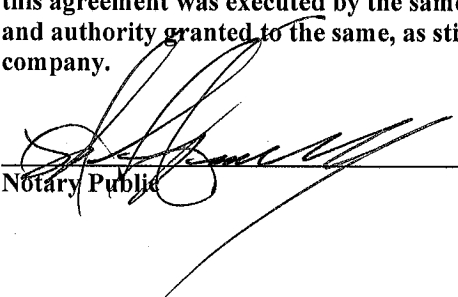

Notary Public



EXHIBIT A

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE CENTERLINE OF 12TH STREET BEING THE BASIS OF BEARINGS TO-WIT: SOUTH 89°30' EAST. BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24 AND RUNNING THENCE SOUTH 0°44' WEST 1264.8 FEET ALONG THE WEST LINE OF SAID SECTION 24 TO THE CENTERLINE INTERSECTION WITH 12TH STREET, THENCE SOUTH 89°30' EAST 335.28 FEET, THENCE SOUTH 0°15' WEST 80.39 FEET TO THE SOUTH RIGHT OF WAY LINE OF 12TH STREET, THENCE NORTH 88°09'52" EAST 661.19 FEET ALONG SAID RIGHT OF WAY . AND TO THE TRUE POINT OF BEGINNING, THE PROPERTY BOUNDARY RUNNING THENCE ALONG THE SAID SOUTH RIGHT OF WAY LINE ON THE FOLLOWING TWO COURSES AND DISTANCES, NORTH 88°09'52" EAST 329.83 FEET, SOUTH 89°30' EAST 77.72 FEET TO THE EAST BOUNDARY LINE AS ESTABLISHED BY THE REMNANTS OF AN ANCIENT FENCE LINE, THENCE SOUTH 0°15' WEST (SOUTH 0°15' EAST BY RECORD), 420.08 FEET ALONG SAID ANCIENT FENCE LINE TO THE NORTH RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILROAD COMPANY, THENCE NORTH 79°04'06" WEST ALONG SAID CPRR RIGHT OF WAY LINE TO A POINT SOUTH 1°50'08" EAST 317 FEET, MORE OR LESS, FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 1°50'08" WEST; 317 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING: PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE CENTERLINE OF 12TH STREET BEING THE BASIS OF BEARINGS TO WIT: SOUTH 89°30' EAST (ACTUAL SOUTH 89°00'30" EAST) BEGINNING AT THE, NORTHWEST CORNER OF SAID SECTION. 24, AND RUNNING THENCE SOUTH 0°44' WEST 1264.8 FEET ALONG THE WEST LINE OF SAID SECTION 24 TO THE CENTERLINE OF INTERSECTION WITH 12TH STREET; THENCE SOUTH 89°30' EAST 335.28 FEET, THENCE SOUTH 0°15' WEST 80.39 FEET TO THE SOUTH RIGHT OF WAY LINE OF 12TH STREET, THENCE NORTH 88°09'52" EAST 661.19 FEET ALONG SAID RIGHT OF WAY AND TO THE TRUE POINT OF BEGINNING, THE PROPERTY BOUNDARY RUNNING THENCE ALONG THE SAID SOUTH RIGHT OF WAY NORTH 88°09'52" EAST (ACTUAL NORTH 88°39'09" EAST 27.74 FEET); THENCE SOUTH 1°50'08" EAST 334.38 FEET, THENCE NORTH 79°04'06" WEST ALONG CPRR RAILROAD RIGHT OF WAY (ACTUAL NORTH 78°23'31" WEST 28.53 FEET); THENCE NORTH 1°50'08" WEST 317 FEET, MORE OR LESS, (ACTUAL 327.98 FEET) TO THE TRUE POINT OF BEGINNING.