



W3289088

Mail Recorded Deed & Tax Notice To:
JF Q25 Partners, LLC, a Utah limited liability company
1216 West Legacy Crossing Blvd., Suite 150
Centerville, UT 84014

E# 3289088 PG 1 OF 4
Leann H. Kiltz, WEBER COUNTY RECORDER
30-Jun-23 0127 PM FEE \$40.00 DEP CF
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,]
ELECTRONICALLY RECORDED



File No.: 150326-MCF

SPECIAL WARRANTY DEED

Ogden City Redevelopment Agency, a body politic and political subdivision of the State of Utah,

GRANTOR(S), of Ogden, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

JF Q25 Partners, LLC, a Utah limited liability company,

GRANTEE(S), of Centerville, 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.: 01-059-0039 (for reference purposes only)

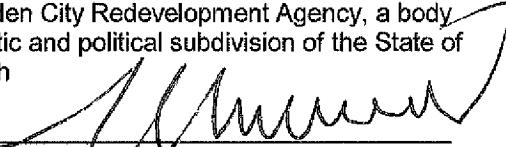
SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

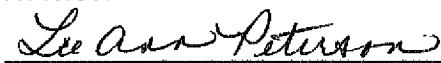
Dated this 23 day of June, 2023.

Ogden City Redevelopment Agency, a body
politic and political subdivision of the State of
Utah

BY:


Michael P. Caldwell
Executive Director

ATTEST:


Lee Ann Peterson
Agency Secretary - Chief Deputy Recorder



STATE OF UTAH

COUNTY OF WEBER

On this 13th day of June, 2023, before me, personally appeared Michael P. Caldwell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Ogden City Redevelopment Agency, a body politic and political subdivision of the State of Utah.

Tracy Hansen
Notary Public

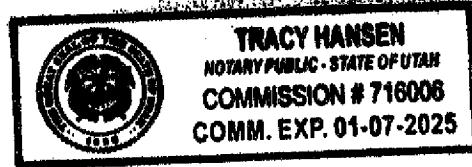


EXHIBIT A
Legal Description

Lot 1 and Lot 2 of Block 8, Plat B, Ogden City Survey, or more particularly described as:

Beginning at a point which is on the Southeast corner of Block 8, Plat B Ogden City Survey said point being North 01°18'13" East 49.50 feet, and North 88°41'46" West 49.50 feet, from the found monument at the intersection of 25th Street and Quincy Ave. and running thence along the North right-of-way line of 25th Street, North 88°41'46" West 268.96, to the Southwest corner of Lot 2, Block 8 Plat B; thence along the Western line of said Lot 2, North 01°18'23" East 333.89 feet, to the Northwest corner of said Lot 2; thence along the North line of said Lot 2 and Lot 1 of the Block 8, Plat B, South 88°41'30" East 268.94 feet, to the Western right-of-way line of Quincy Ave; thence along said Western right-of-way, South 01°18'13" West 333.87 feet, to the point of beginning.

Located in the Southeast quarter of Section 28, Township 6 North, Range 1 West.

The basis of bearing is North 01°18'13" East 766.74 feet measured between the found monuments at the intersection of 25th Street and Quincy Ave. and the monument at the intersection of 24th Street and Quincy Ave.