



W3291112

WHEN RECORDED RETURN TO:
W Squared QOZB, LLC
537 W. 600 S., Suite 400
Salt Lake City, UT 84101

E# 3291112 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
18-Jul-23 11:19 AM FEE \$40.00 DEP CF
REC FOR: ANDERSON & KARRENBERG
ELECTRONICALLY RECORDED

WARRANTY DEED

OGDEN MT LOFTS, LLC, GRANTOR, a Utah limited liability company, hereby grants and conveys to W SQUARED PROPERTY, LLC, GRANTEE, for the sum of ten dollars and other sufficient consideration, the following described tract of land in Weber County, Utah, to wit (the "Property"):

COMMENCING AT THE CENTER LINE OF SAID MADISON AVENUE AND 23rd STREET, THENCE NORTH 89°00'33" WEST 49.50 FEET COINCIDENT WITH THE CENTER LINE OF SAID 23rd STREET; THENCE NORTH 01°00'26" EAST 49.50 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 42; THENCE NORTH 89°00'33" WEST 264.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 42, PLAT A, OGDEN CITY SURVEY AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°00'33" WEST 121.88 FEET COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF SAID 23rd STREET TO A POINT 10.50 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01°01'02" EAST 122.00 FEET; THENCE SOUTH 89°00'33" EAST 29.00 FEET; THENCE NORTH 01°01'02" EAST 43.00 FEET; THENCE SOUTH 89°00'33" EAST 92.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 01°00'50" WEST 165.00 FEET COINCIDENT WITH SAID EAST LOT LINE TO THE POINT

OF BEGINNING.

Parcel No. 01-036-0069

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining.

SUBJECT TO all (i) current taxes and assessments, (ii) zoning laws, rules and regulations, (iii) reservations, patents, easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, (iii) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose, and (iv) all other rights of third parties enforceable at law or equity.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

[SIGNATURE TO FOLLOW]

MW

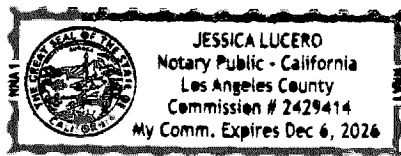
Witness the hand of said GRANTOR this 7 day of July, 2023.


OGDEN MT LOFTS, LLC


Michael J. Watson, Manager

STATE OF CALIFORNIA)
)ss:
COUNTY OF LOS ANGELES

On this 7 day of JULY, 2023, personally appeared before me, Michael Watson, who being duly sworn, did say that he is the Manager of Ogden MT Lofts, LLC, a Utah limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its certificate of organization, or its operating agreement, and that the said Michael Watson, acknowledge to me that said limited liability company executed the same.




Notary Public

MW