

RECORDED AT THE REQUEST OF:

Ray Quinney & Nebeker P.C.  
Attn: Jeff Rasmussen  
36 S. State Street, Suite 1400  
Salt Lake City, UT 84111

Mail tax notices to:  
1378 E 6000 S.  
So. Ogden UT 84405

E# 3296576 PG 1 OF 4

LEANN H KILTS, WEBER CTY. RECORDER  
31-AUG-23 2:16 PM FEE \$40.00 THU  
REC FOR: OGDEN CLINIC



\*W3296576\*

Parcel No. 07-555-0001, 07-555-0002, 07-598-0001

### QUITCLAIM DEED

FALLS AT CANYON RIM ICG LLC, a Washington limited liability company (“Grantor”), hereby quitclaims to OGDEN CLINIC PROFESSIONAL CORPORATION, a Utah professional corporation, with an address of 4650 Harrison Blvd. Ogden, UT 84403, for no consideration, and for Grantor’s convenience, all of Grantor’s right, title and interest, if any, in and to the following described real property situated in Weber County, State of Utah:

See Exhibit “A”

[signature on following page]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 26 day of June, 2023.

**GRANTOR:**

FALLS AT CANYON RIM ICG LLC,  
a Washington limited liability company

By: ICG LLC, a Washington limited liability company, its manager

By: [Handwritten Signature]  
Michael A. Christian, its manager

STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF KING       )

On this 26 day of JUNE, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Michael A. Christian, known to me to be the Manager of ICG LLC, the Manager of FALLS AT CANYON RIM ICG LLC, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

**BRIANNA PIANH**  
Notary Public  
State of Washington  
Commission # 23015150  
My Comm. Expires Apr 20, 2027

Signature  
Brianna Pianh

Print Name  
NOTARY PUBLIC in and for the State of Washington, residing at King County  
My commission expires April 20, 2027

EXHIBIT A

All of 6000 South Street as shown on the Crossroads Landing Commercial Subdivision No. 3, a Subdivision in South Ogden City lying within the West half of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at a point on the East boundary of said Subdivision located 1014.08 feet North  $88^{\circ}38'36''$  West along the Section Line from an existing Brass Cap Monument found marking the Center of said Section 22; and running thence South  $0^{\circ}52'37''$  West 30.00 feet along said East boundary line of said Subdivision to the Southeast Corner thereof at a point on the South Line of said 6000 South Street; thence North  $88^{\circ}38'36''$  West 69.78 feet along the South Line of 6000 South Street to a point of curvature; thence Northwesterly, Northerly, Northeasterly, Easterly and Southeasterly along the arc of a 50.00 foot radius curve to the right a distance of 209.44 feet (Central Angle equals  $240^{\circ}00'00''$  and Long Chord bears North  $31^{\circ}21'24''$  East 86.60 feet to a point of reverse curvature; thence Southeasterly along the arc of a 30.00 foot radius curve to the left a distance of 31.41 feet (31.42 feet record) (Central Angle equals  $59^{\circ}59'30''$  ( $60^{\circ}00'03''$  record) and Long Chord bears South  $58^{\circ}38'21''$  East 30.00 feet) to the North boundary of said subdivision; thence South  $0^{\circ}52'37''$  West 30.00 feet along said North boundary line to the point of beginning.

North Quarter Corner Section 22,  
T5N, R1W, SLB&M, U.S. Survey  
(found brass cap monument)

2641.15'

Road Vacation  
9,629 sq. ft.

$\Delta = 240^{\circ}00'00''$   
R = 50.00'  
L = 209.44'  
LC = 86.60'  
S 31°21'24" W

$\Delta = 59^{\circ}59'30''$   
R = 30.00'  
L = 31.41'  
LC = 30.00'  
S 58°38'21" E

(N 88°38'41" W WCS)  
N 88°38'36" W  
Measured VRS

30.00'  
S 0°52'37" W

1014.08'

2659.99' Measured VRS  
(2659.91' WCS)

Point of Beginning  
30.00'  
S 0°52'37" W

West Quarter Corner Section 22,  
T5N, R1W, SLB&M, U.S. Survey  
(found brass cap monument)

69.78'  
N 88°38'36" W

Center of Section 22,  
T5N, R1W, SLB&M, U.S. Survey  
(found brass cap monument)

N 0°36'34" E



Scale: 1" = 40'



**AWA**  
ANDERSON WAHLEN & ASSOCIATES  
2010 North Redwood Road, Salt Lake City, Utah 84116  
801 521-8529 - AWAengineering.net

**Street Vacation Easement**

**Ogden Clinic**  
1394 East 6000 South  
Ogden, Utah

Sheet No.

**1**

Designed By: BP  
Drafted By: DK  
Client Name:  
Powerline  
Investments, LLC  
21-175 vacation ex  
**20 Jan, 2022**