

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160



W3308067

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
1406 South 700 West
Salt Lake City, UT 84104

E# 3308067 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
11-Dec-23 0354 PM FEE \$40.00 DEP SD
REC FOR: INTEGRATED TITLE INSURANCE SERVICES,
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

ITS File No.: 93398
PIN: 12-118-0033 DB

Summit Exchange Services, LLC as 1031 Accommodator for OG Bimbo, LLC, Grantor,

of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under the grantor, but not otherwise, to

VICTOR'S PROPERTIES, LLC, a Utah limited liability company and Victor Gilando, Grantee,

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100-----
DOLLARS, and other good and valuable considerations the following described tract of land in WEBER
County, State of Utah, to-wit:

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT SOUTH 0°58' WEST 1152.01 FEET AND NORTH 89°02' WEST 403.92
FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20, SAID
POINT BEING ON THE WEST LINE OF WALL AVENUE: AND RUNNING THENCE NORTH 89°02'
WEST 200 FEET; THENCE SOUTH 0°58' WEST 150 FEET; THENCE SOUTH 89°02' EAST 200 FEET,
TO THE WEST LINE OF WALL AVENUE; THENCE NORTH 0°58' EAST ALONG THE WEST LINE OF
WALL AVENUE 150 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE UTAH
DEPARTMENT OF TRANSPORTATION RECORDED JANUARY 24, 2008 AS ENTRY NO. 2317469 OF
OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE
204 (WALL AVENUE), KNOWN AS PROJECT NO. CM-0039(12)4, BEING A PART OF AN ENTIRE
TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF
SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN THE
BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 204 AT

NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1152.01 FEET SOUTH 00°58'00" WEST AND 403.92 FEET NORTH 89°02'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 20 (NOTE: SAID POINT OF BEGINNING IS ALSO 492.57 FEET NORTH 00°58'00" EAST ALONG THE MONUMENT LINE IN WALL AVENUE AND 20.00 FEET NORTH 89°02'00" WEST FROM OGDEN CITY MONUMENT NO. 382 IN THE INTERSECTION OF WALL AVENUE AND 12TH STREET), AND RUNNING THENCE SOUTH 00°58'00" WEST 150.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, THENCE NORTH 89°02'00" WEST 10.57 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 68.51 FEET RADIALY DISTANT WESTERLY FROM THE CONTROL LINE OF STATE ROAD 204 OF SAID PROJECT AT ENGINEER STATION 115+53.49; THENCE NORTH 00°50'57" EAST 8.45 FEET, THENCE NORTH 45°10'38" EAST 5.70 FEET; THENCE NORTH 01°33'54" EAST 50.78 FEET; THENCE NORTH 42°44'01" WEST 5.66 FEET; THENCE NORTH 02°15'59" EAST 43.06 FEET; THENCE NORTH 47°15'59" EAST 5.66 FEET, THENCE NORTH 02°15'59" EAST 35.65 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT WHICH IS 60.02 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 117+04.17; THENCE SOUTH 89°02'00" EAST 4.11 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING. AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 1A:

A RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF WALL AVENUE 25 FEET, MORE OR LESS TO A POINT 1320 FEET SOUTH OF THE NORTH LINE OF SAID SECTION, THENCE WEST 200 FEET; THENCE NORTH 25 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF THE ABOVE, DESCRIBED TRACT OF LAND, THENCE SOUTH 89°02' EAST ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 11 day of December, 2023.

OG BIMBO, LLC, a Utah limited liability company

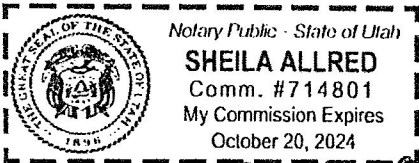
BY: [Signature] manager
Travis Keltner
Manager

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 11 of December, 2023, personally appeared before me Travis Keltner who being duly sworn did say that he/she/they is the Manager of OG BIMBO, LLC, a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said Travis Keltner acknowledged to me that he/she/they, as such Manager, executed the same in the name of the limited liability company.



[Signature]
Notary Public -

Commission Expires: 10-20-2024
Commission No.: 714801