



W3314465

When recorded mail to:

2655 West 2000 North
Plain City, Utah 84404

E# 3314465 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
13-Feb-24 1207 PM FEE \$40.00 DEP SLW
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)
ELECTRONICALLY RECORDED

WARRANTY DEED

Westside Investments, L.C., a Utah Limited Liability Company, hereinafter referred to as Grantor does hereby convey and warrant as to:

Golden Land Management, Inc., a Utah Corporation

as Grantee of **Weber County, State of Utah**, for the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors right, title and interest in and to the following described real property, located in **Weber County, State of Utah**, more particularly described as follows:

See Legal Description of Subject Property on Exhibit "A"
Weber County, State of Utah, Tax Parcel Numbers
15-017-0054 and 15-027-0036
15-027-0119

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.

Together with all water rights appurtenant to the subject property including but not limited to sub-surface water, surface water, wells, springs, which rights may be filed or decreed, if any. If the Grantor discovers or is advised, in the future, of a water right, which benefits the Subject Property, the Grantor conveys, assigns, transfers and deeds all right, title, and interest in any such water right to the Grantee without warrant or guaranty.

Westside Investments, L.C., a Utah Limited Liability Company

by: Kami F. Marriott 2/7/2024
Kami F. Marriott--Manager Date

State of Utah
County of Weber

On this the 7 day of February 2024, Kami F. Marriott as Manager of Westside Investments, L.C., a Utah Limited Liability Company, who duly acknowledged to me, a Notary Public in the State of Utah, that she executed this deed in the capacity stated and in accordance with all rights and powers bestowed upon the same under the terms and conditions of the operating agreement of said limited liability company.

Notary Public

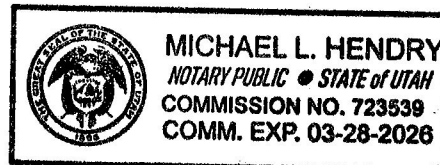


EXHIBIT "A"
DESCRIPTION OF REAL PROPERTY

PCV

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF RIVER CROSSING PHASE 2 BEING LOCATED SOUTH 89°18'49" EAST 954.08 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND SOUTH 00°00'00" EAST 1897.47 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 00°51'03" WEST 735.31 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°30'43" EAST 696.10 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°00'00" EAST 364.56 FEET; THENCE NORTH 86°01'43" WEST 229.69 FEET; THENCE SOUTH 79°37'49" WEST 110.09 FEET; THENCE SOUTH 67°35'15" WEST 82.86 FEET; THENCE SOUTH 63°14'16" WEST 74.75 FEET; THENCE SOUTH 70°42'42" WEST 131.41 FEET; THENCE SOUTH 80°36'22" WEST 92.50 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°00'00" EAST 459.66 FEET; THENCE NORTH 89°30'43" WEST 10.87 FEET; THENCE ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT 73.13 FEET, HAVING A CENTRAL ANGLE OF 34°54'55", CHORD BEARS NORTH 72°03'15" WEST 72.00 FEET; THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT 33.29 FEET, HAVING A CENTRAL ANGLE OF 23°50'19", CHORD BEARS NORTH 66°30'58" WEST 33.05 FEET; THENCE NORTH 00°29'17" EAST 3.99 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE NORTH 89°30'43" WEST 890.77 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 01°15'20" EAST 733.79 FEET TO THE SOUTHWEST CORNER OF SAID RIVER CROSSING PHASE 2; THENCE ALONG THE SOUTH LINE OF SAID RIVER CROSSING PHASE 2 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 88°44'56" EAST 139.94 FEET; (2) SOUTH 01°15'04" WEST 38.21 FEET; (3) SOUTH 89°05'58" EAST 718.53 FEET; (4) NORTH 00°51'03" EAST 47.68 FEET; (5) SOUTH 89°08'57" EAST 137.00 FEET TO THE POINT OF BEGINNING.