



W3317817

E# 3317817 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
14-Mar-24 11:17 AM FEE \$40.00 DEP SLW
REC FOR: OLD REPUBLIC TITLE (COMMERCIAL)
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO GRANTEE:
Railrunner DAI, LLC
14034 South 145 East
Suite 204
Draper, Utah 84020

File Number: 2377529MT

WARRANTY DEED

DAI Partners, LLC

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Railrunner DAI, LLC, a Utah limited liability company

GRANTEE

the following tract of land in Weber County, State of UT, to-wit

See Exhibit A

TAX ID NUMBER FOR PROPERTY: 08-052-0088 and 08-052-0089 ^{CM CM PCV} ^{CM CM PCV}

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2024 and thereafter.

Effective as of this March 8, 2024.

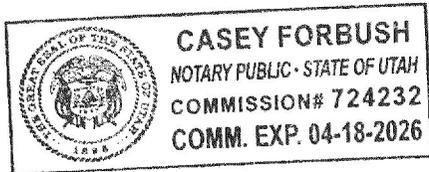
DAI PARTNERS, LLC


By: Nathan Shipp
Its: Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 8th day of March 2024, personally before me appeared Nathan Shipp, who proven on the basis of satisfactory evidence is the Manager of DAI Partners, LLC and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.




Notary Public
Commission Expires: 4/18/2026

EXHIBIT A

Proposed THE RAILRUNNER SUBDIVISION described as follows:

PARCEL 1:

PART OF THE WEST HALF OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRAND RAILROAD, SAID POINT BEING N89°53'27"W 1776.39 FEET AND S00°06'33"W 1262.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE S55°39'01"E 200.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 8644.40 FEET, AN ARC LENGTH OF 1888.39 FEET, A DELTA ANGLE OF 12°30'59", A CHORD BEARING OF S22°38'13"W, AND A CHORD LENGTH OF 1884.64 FEET; (2) S23°16'18"W 41.07 FEET; AND (3) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 5785.01 FEET, AN ARC LENGTH OF 263.47 FEET, A DELTA ANGLE OF 02°36'34", A CHORD BEARING OF S21°57'58"W, AND A CHORD LENGTH OF 263.44 FEET; THENCE NORTH 89°31'45" WEST 149.55 FEET; THENCE NORTH 19°30'18" EAST 22.87 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 19.19 FEET, A DELTA ANGLE OF 54°57'54", A CHORD BEARING OF NORTH 07°58'39" WEST, AND A CHORD LENGTH OF 18.46 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 52.62 FEET, AN ARC LENGTH OF 101.89 FEET, A DELTA ANGLE OF 110°56'44", A CHORD BEARING OF NORTH 19°58'13" EAST, AND A CHORD LENGTH OF 86.70 FEET; THENCE NORTH 14°33'25" WEST 34.44 FEET; THENCE NORTH 27°55'31" EAST 167.86 FEET; THENCE NORTH 00°08'26" EAST 17.99 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2.00 FEET, AN ARC LENGTH OF 3.14 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°08'26" EAST, AND A CHORD LENGTH OF 2.83 FEET; THENCE SOUTH 89°51'34" EAST 31.25 FEET; THENCE NORTH 08°45'50" EAST 31.35 FEET; THENCE NORTH 00°08'26" EAST 60.29 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 8799.40 FEET, AN ARC LENGTH OF 389.40 FEET, A DELTA ANGLE OF 02°32'08", A CHORD BEARING OF NORTH 18°08'22" EAST, AND A CHORD LENGTH OF 389.37 FEET; THENCE NORTH 61°30'05" WEST 270.98 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRAND RAILROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 5700.17 FEET, AN ARC LENGTH OF 581.79 FEET, A DELTA ANGLE OF 05°50'52", A CHORD BEARING OF NORTH 31°26'29" EAST, AND A CHORD LENGTH OF 581.53 FEET; AND (2) NORTH 34°20'59" EAST 876.79 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

TOGETHER WITH AND SUBJECT TO a non-exclusive right-of-way 30 feet wide which begins at the intersection of the South line of 4000 South Street and the East line of the Denver & Rio Grande Western Railway (corridor) right-of-way, and runs Southwesterly adjoining and parallel with the East line of said railroad right-of-way 3941.37 feet to the grantor's South line.

LESS AND EXCEPT THEREFROM that portion lying within the Hooper Water Improvement District's land as set forth in that certain Release and Waiver of Rights, recorded July 29, 2022 as Entry No. 3248123 of Official Records of Weber County, State of Utah.

PARCEL 1B:

TOGETHER WITH AND SUBJECT TO the easements and rights of way set forth in that certain RECIPROCAL EASEMENT AGREEMENT, recorded December 16, 2022 as Entry No. 3267336 of Official Records.

For Informational Purposes: TAX ID NO. 08-052-0088 and 08-052-0089