



\*W3385058\*

E# 3385058 PG 1 OF 6  
B. Rahimzadegan, WEBER COUNTY RECORDER  
15-Sep-25 0310 PM FEE \$40.00 DEP JJT  
REC FOR: FIRST AMERICAN TITLE - LEGEND HILL!  
ELECTRONICALLY RECORDED

Recording Requested by:  
First American Title Insurance Company  
1795 E Legend Hills Drive, Ste 100  
Clearfield, UT 84015  
(801)825-1313

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
CenterLync, LLC  
PO BOX 387  
Morgan, UT., 84050

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **14253-6325392 (se)**

A.P.N.: **17-066-0036, 17-066-0050, 17-066-0051, 19-041-0008, 19-041-0012, 19-041-0025**

ds

**Paul W Dahle and Jeffrey L Fleming as Successor Trustees of the Richard H Fleming and Cleo S Fleming Family Trust agreement, dated December 20,2004**, Grantor, of **Ogden** , **Weber** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**CENTERLYNC, LLC**, Grantee, of **Morgan** , **Morgan** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

### Parcel 1:

**Part of the Northwest Quarter of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Northwest corner of said Northwest Quarter and running thence South 0°07'00" East along the section line 531.3 feet, thence North 69°50'15" East 314.6 feet along ditch to the West right of way fence of U.S. Highway 89, Thence North 34°17'00" West along West line of highway to the Place of Beginning.**

**Excepting that part in 2700 North Street.**

**Less and excepting therefrom that right of way granted to the State Road Commission of Utah by Right of Way Deed recorded November 24, 1937 in Book 130 at Page 45 of Official Records. Said right of way being further described as follows: Right of way for highway known as F.A.S. Project No. 10 across the land in the Northwest Quarter of the Northwest Quarter of Section 31, Township 7 North, Range 1 West Salt Lake Meridian. Said right of way is contained within a strip of land 100.0 feet wide 50.0 feet on each side of the center line of survey of said project. Said center line is described as follows: Beginning at the intersection of the North boundary line of said grantors land and said center line of survey at Engineer**

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Station 122+48.4 which point is South 34°17' East 39.7 feet and 59.3 feet East from the Northwest corner of Section 31, Township 7 North, Range 1 West, Salt Lake Meridian thence South 34°17' East 1617.9 feet to the intersection of said center line of survey at Engineers Station 138+66.3 and the South boundary line of said grantors land which point is 1369.6 feet South and 993.0 feet East from said Northwest corner of Section 31, as shown on the official map of said project on file in the office of the State Road Commission of Utah.

Also less and excepting therefrom that portion North of the Southern boundary of land deeded to the Utah Department of Transportation by that certain Warranty Deed recorded July 18, 2003 as Entry No. 1957885 in Book 2407 at Page 512 of Official Records. Said parcel being further described as follows:

Beginning at the Northwest corner of said entire tract in the Westerly section line of said Section 31, 42.92 feet perpendicularly distant Southerly from the control line of said project at Engineers Station 61+80.51, which corner is 43.00 feet South 0°07'00" East from the Northwest corner of said Section 31; and running thence North 89°39'00" East 42.94 feet along the Northerly boundary line of said entire tract to a point in the Westerly right of way line of U.S. 89, which point is 42.87 feet perpendicularly distant Southerly from said control line; thence South 34°48'00" East 14.73 feet along said Westerly right of way line to a point 55.00 feet perpendicularly distant Southerly from said control line; thence South 89°43'01" West 51.16 feet along a line parallel to said control line to a point 55.00 feet perpendicularly distant Southerly from said control line; thence South 89°39'08" West 0.16 feet along a line parallel to said control line to a point in the Westerly boundary line of said entire tract and in the Westerly section line of said Section 31, which point is 55.00 feet perpendicularly distant Southerly from said control line; thence North 0°07'00" West 12.08 feet along said Westerly boundary line and said Westerly section 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.

(Note: Rotate all bearings in the above description 0°46'42" clockwise to match highway bearings.)

**Parcel 2:**

Part of the Northwest Quarter of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the section line, said point being South 0°07' East 531.3 feet along the section line from the Northwest corner of said Section 31, thence South 0°07' East along the section line 367 feet to the Ben Lomond Cemetery maintenance district line, thence East to a point South 14°00'09" East from beginning, thence North 14°00'09" West to beginning.

**Parcel 3:**

Part of the Northwest Quarter of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the section line, said point being South 0°07' East 898.30 feet, along the section line from the Northwest corner of said Section 31, thence South 0°07' East along said section line 144 feet; thence North 87°10' East 125 feet; thence North 14°00'09" West to the Ben Lomond Cemetery maintenance district line; thence West along said district line to beginning.

**Parcel 4:**

Part of the Northeast Quarter of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the South line of the County Road, said

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point being South 89°06'00" West 475.35 feet along the section line and South 0°54'00" East 31.7 feet from the Northeast corner of said Section 36; running thence South 0°54'00" East 190 feet; thence South 89°38'00" West 557.2 feet to the East line of the Ogden Rapid Transit Co. Right-of-Way; thence North 26°53'00" West 209.4 feet along said right-of-way line to the South line of the County Road; thence North 89°24'00" East 649 feet along said South line to the Point of Beginning.

Less and excepting therefrom that portion deeded to the Utah Department of Transportation by that certain Warranty Deed recorded July 18, 2003 as Entry No. 1957885 in Book 2407 at Page 512 of Official Records. Said parcel being further described as follows:

Beginning at the Northeast corner of said entire tract 32.94 feet perpendicularly distant Southerly from the control line of said project at Engineers Station 57+07.33, which corner is 475.35 feet South 89°06'00" West (but calculates 473.89 feet North 89°59'00" West along the Northerly section line of said Section 36) and 31.70 feet South 0°54'00" East from the Northeast corner of said Section 36; and running thence South 0°54'00" East 22.07 feet along the Easterly boundary line of said entire tract to a point 55.00 feet perpendicularly distant Southerly from said control line; thence North 89°58'52" West 621.44 feet along a line parallel to said control line to a point in the Westerly boundary line of said entire tract, which point is 55.00 feet perpendicularly distant Southerly from said control line; thence North 26°53'00" West (but calculates North 26°18'43" West along the apparent possession line) 24.59 feet along said Westerly boundary line to the Northwest corner of said entire tract, which corner is 32.96 feet perpendicularly distant Southerly from said control line; thence North 89°24'00" East 649.00 feet (but calculates South 89°59'00" East 631.99 feet along the apparent possession line) along the Northerly boundary line of said entire tract 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.

(Note: Rotate all bearings in the above description 0°24'42" clockwise to match highway bearings.)

Also less and excepting therefrom that portion lying West of the East line of land deeded to the Utah Transit Authority by that certain Warranty Deed recorded February 17, 2006 as Entry No. 2161111 of Official Records. Said parcel being further described as follows:

Beginning at a point on the South line of 2700 North Street, and at the Northwest corner of the grantor's parcel, said point being North 89°49'03" West 1093.92 feet along the section line and South 00°10'57" West 55.00 feet from the Northeast corner of said Section 36; thence South 89°49'00" East 62.22 feet along said South line of 2700 North Street; thence South 00°11'03" West 36.24 feet to a point of curvature; thence 52.93 feet along the arc of a curve to the left with a radius of 120.00 feet, through a central angle of 25°16'18" (long chord = South 12°27'06" East 52.50 feet) to a point of tangency; thence South 25°05'15" East 92.95 feet to the grantor's South property line; thence South 89°37'59" West 28.38 feet along said South line to the grantor's Southwest property corner; thence North 26°08'32" West 191.68 feet along the grantor's Westerly property line to the Point of Beginning.

#### Parcel 5:

Part of Lot 1 in the Northeast Quarter of Section 36, Township 7 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning on the South line of 2700 North Street which is South 0°33'00" West 53 feet from the Northeast corner of said Section 36, and running thence South 0°33'00" West 626.67 feet to the boundary of Ben Lomond Cemetery Maintenance District, Thence North 89°54'45" West along said boundary and Quarter Quarter Quarter

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section line 853.32 feet to the Easterly right-of-way line of O.S.L.R.R., thence North 26°12'00" West along said Easterly right-of-way line 496.30 feet, thence North 89°38'00" East 607.17 feet, thence North 0°54'00" West 187.54 feet to said South line of 2700 North Street, Thence South 89°50'00" East along said South line 64.37 feet, thence South 0°01'00" West 10.00 feet, thence South 89°59'00" East 408.97 feet to the Point of Beginning.

Less and excepting therefrom that portion deeded to the Utah Department of Transportation by that certain Warranty Deed recorded July 18, 2003 as Entry No. 1957885 in Book 2407 at Page 512 of Official Records. Said parcel being further described as follows:

Beginning at the Northeast corner of said entire tract in the Easterly section line of said Section 36, 42.92 feet perpendicularly distant Southerly from the control line of said project at Engineers Station 61+80.51, which corner is 53.00 feet (but calculates 43.00 feet to the apparent possession line) South 0°33'00" West from the Northeast corner of said Section 36; and running thence South 0°33'00" West (but calculates South 0°07'00" East along the apparent possession line) 12.08 feet along the Easterly boundary line of said entire tract and Easterly section line of said Section 36 to a point 55.00 feet perpendicularly distant Southerly from said control line; thence South 89°39'08" West 472.78 feet along a line parallel to said control line to a point in the Westerly boundary line of said entire tract, which point is 55.00 feet perpendicularly distant Southerly from said control line; thence North 0°54'00" West (but calculates North 1°16'00" West along the apparent possession line) 22.07 feet along said Westerly boundary line to the Northwest corner of said entire tract, which corner is 32.94 feet perpendicularly distant Southerly from said control line; thence South 89°50'00" East (but calculates North 89°39'00" East along the apparent possession line) 64.37 feet along the Northerly boundary line of said entire tract to a point 32.93 feet perpendicularly distant Southerly from said control line; thence South 0°01'00" East (but calculates South 0°21'00" East along the apparent possession line) 10.00 feet to a point 42.93 feet perpendicularly distant Southerly from said control line; thence South 89°59'00" East 408.97 feet (but calculates North 89°39'00" East 408.82 feet along the apparent possession line) the Point of Beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 0°06'42" clockwise to match highway bearings.)

Also less and excepting therefrom that portion lying West of the East line of land deeded to the Utah Transit Authority by that certain Warranty Deed recorded February 17, 2006 as Entry No. 2161111 of Official Records. Said parcel being further described as follows:

Beginning at a point on the Easterly right of way line of the Oregon short line railroad, and at the Northwest corner of the grantor's property, said point being North 89°49'03" West 1149.71 feet along the section line and South 00°10'57" West 55.00 feet to the point of intersection of said Easterly right of way line and the South line of 2700 North Street and South 26°08'32" East 192.27 feet along said Easterly right of way line from the Northeast corner of said Section 36; thence South 26°08'32" East 505.39 feet along said Easterly right of way line to grantor's Southwest property corner; thence South 89°51'50" East 45.06 feet along grantor's South property line; thence North 20°35'07" West 333.15 feet; thence North 25°05'15" West 157.29 feet to grantor's North property line; thence South 89°37'59" West 83.91 feet along said North line to the Point of Beginning.

Parcel 6:

Part of Lot 1, in Northeast Quarter of Section 36, Township 7 North, Range 2 West, Salt Lake

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**Base and Meridian, U.S. Survey: Beginning on the section line 1042.3 feet South 0°33'00" West of the Northeast corner of said Section, and running thence South 87°10'00" West 175.08 feet; thence South 64°13'21" West 434.83 feet to the Easterly line of O.S.L.R.R. right of way; thence North 26°46'00" West along said line 629.04 feet to the boundary of Ben Lomond Cemetery District; thence South 89°54'45" East along said boundary and Quarter Quarter section line 853.32 feet to the East line of said Section; thence South 0°33'00" West 362.63 feet, more or less, to beginning.**

**Less and excepting therefrom a parcel conveyed to Utah Department of Transportation by that certain Warranty Deed recorded October 7, 2004 as Entry No. 2061124 of Official Records described as follows:**

**A parcel of land in fee for the purpose of constructing a flood control detention basin in association with the widening of State Route 89, known as Project No. 0089 being part of an entire tract of property situate in the Northeast Quarter of the Northeast Quarter of Section 36, Township 7 North, Range 2 West, and the Northwest Quarter of Northwest Quarter of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:**

**Beginning at a point which lies 1828.43 feet South 89°34'06" East along the section line and 754.84 feet South from the North Quarter corner of said Section 36; and running thence South 26°46'00" East 339.10 feet; thence North 75°21'14" East 207.32 feet; thence North 20°41'57" West 336.00 feet; thence South 74°44'39" West 243.10 feet to the Point of Beginning.**


**Also less and excepting therefrom that portion of land deeded to the Utah Transit Authority by that certain Warranty Deed recorded February 17, 2006 as Entry No. 2161111 of Official Records. Said parcel being further described as follows:**

**Beginning at a point on the Easterly right of way line of the Oregon short line railroad, and at the Northwest corner of the grantors property, said point being North 89°49'03" West 1149.71 feet along the section line and South 00°10'57" West 55.00 feet to the point of intersection of said Easterly right of way line and the South line of 2700 North Street and South 26°08'32" East 697.66 feet along said Easterly right of way line from the Northeast corner of said Section 36, Thence South 26°08'32" East 622.11 feet along said Easterly right of way line to grantor's Southwest property corner; Thence North 64°13'21" East 3.76 feet along grantor's South property line, Thence North 22°35'45" West 103.60 feet, thence North 23°36'39" West 93.45 feet to the South line of the easement granted to the Utah Department of Transportation (UDOT) in that certain easement recorded October 7, 2004, as Entry No. 2061125, Pages 1 and 2, thence North 75°06'17" East 5.82 feet along said South line to the Southwest corner of the property conveyed to the Utah Department of Transportation (UDOT) in that certain Warranty Deed, recorded October 7 2004, as Entry No. 2061124, Pages 1 and 2, thence North 26°08'32" West 338.19 feet to the Northwest corner of said UDOT property; Thence North 74°29'43" East 13.74 feet along the North line of said UDOT property; Thence North 20°35'07" West 71.23 feet to grantor's North property line, thence South 89°51'50" West 45.06 feet along said North line to the Point of Beginning.**

**Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.**

**Witness, the hand(s) of said Grantor(s), this September 10, 2025 .**

**Paul W Dahle and Jeffrey L Fleming as  
Successor Trustees of the Richard H  
Fleming and Cleo S Fleming Family Trust  
agreement, dated December 20,2004,**

  
Jeffrey L Fleming, Successor Trustee

  
Paul W Dahle, Successor Trustee

STATE OF UT. )  
County of DAVIS )ss.

On 9/10/25, before me, the undersigned Notary Public,  
personally appeared **Paul W Dahle and Jeffrey L Fleming as Successor Trustees of the Richard H  
Fleming and Cleo S Fleming Family Trust agreement, dated December 20,2004**, personally  
known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the  
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

3/20/28

  
Notary Public

