



\*W2967890\*

Mail Tax Notice To:  
Grantee  
111 East Broadway  
Suite 900  
Salt Lake City, Utah 84111

E# 2967890 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
01-Mar-19 0244 PM FEE \$18.00 DEP JC  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

## SPECIAL WARRANTY DEED

Petersen Investment II, a Utah General Partnership, who, pursuant to Section 48-3a-1045 of the Utah Revised Uniform Limited Liability Company Act, as amended and Section 48-2e-1145 of the Utah Revised Uniform Limited Partnership Act as amended has been converted into Petersen Investment II, LLC, a Utah Limited Liability Company, a duly formed, organized and operating limited liability company in the State of Utah, hereinafter "Grantor", does hereby convey, transfer, assign, deeds with warrants, against all claiming by through or under as to the acts of the "Grantor" only to:

**Garff Properties--La Quinta, LLC, a Utah Limited Liability Company,**  
as Grantee,

all of the Grantors, right, title and interest in real property, located in **Weber County, State of Utah**, more particularly described as follows ("Subject Property"):

See Description of Parcel 1, which is Survey Description of "Subject Property" prepared by Great Basin Engineering, for the purpose of combining Weber County, State of Utah, Tax Parcel Numbers 06-016-0141; 06-016-0029 and 06-016-0140 into one tax parcel effective for year 2019 and also see Record Descriptions of Parcels 2 and 3 which are identified as Weber County, State of Utah, Tax Parcel Numbers 06-016-0076 and 06-016-0120 on attached Exhibit "A".

**TO HAVE AND TO HOLD**, the Premises, together with all and singular rights, privileges, tenements, appurtenances, improvements in, on, or under the Subject Property. Together with water rights appurtenant to the Subject Property, including but not limited to sub-surface rights, wells, springs, decreed, rented, contracted, or leased. 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, easements, reservations or restrictions of record or by prescription.

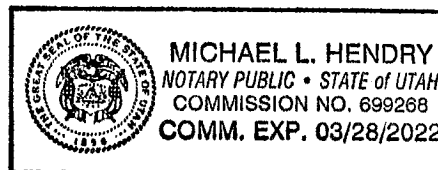
**Petersen Investment II, LLC , a Utah Limited Liability Company**

by: Kent B. Petersen 28 FEB 2019  
Kent/B. Petersen--Manager Date

State of Utah  
County of Weber

On this the 28th day of February 2019, Kent B. Petersen as Manager of Petersen Investment II, LLC, a Utah Limited Liability Company, acknowledged to me that this document was executed by the same, in the capacity stated and in accordance with the terms and conditions of the operating agreement of said limited liability company.

[Signature]  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

**PARCEL 1 -- SURVEY DESCRIPTION WHICH  
COMBINES WEBER COUNTY, STATE OF UTAH,  
TAX PARCEL NUMBERS 06-016-0141;  
06-016-0029 & 06-016-0140**

**PARCEL 2 -- RECORD DESCRIPTION OF WEBER  
COUNTY, STATE OF UTAH, TAX PARCEL NUMBER  
06-016-0076**

**PARCEL 3 -- RECORD DESCRIPTION OF WEBER  
COUNTY, STATE OF UTAH, TAX PARCEL NUMBER  
06-016-0120**

## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING ON THE NORTH LINE OF RIVERDALE ROAD, SAID POINT BEING 26.95 FEET SOUTH 0°18'31" WEST (SOUTH 0°19'57" WEST ALONG SECTION LINE) AND 1168.00 FEET NORTH 64°15' EAST ALONG THE NORTH LINE OF RIVERDALE ROAD FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT ALSO BEING ON THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO C.C. PINGREE BY WARRANTY DEED IN BOOK 402 OF RECORDS, PAGE 507; RUNNING THENCE NORTH 64°15' EAST 438.65 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD TO THE WEST LINE OF 900 WEST STREET; THENCE TWO COURSES ALONG SAID WEST LINE AS FOLLOWS: NORTH 0°38'20" EAST 340.34 FEET, AND NORTH 2°33'12" EAST 264.69 FEET TO THE SOUTH LINE OF AN EXISTING STREET, BEING 4600 SOUTH STREET; THENCE NORTH 89°22'30" WEST 378.40 FEET ALONG SAID SOUTH LINE OF SAID EXISTING STREET, BEING 4600 SOUTH STREET; THENCE SOUTH 0°44'15" WEST 259.27 FEET; THENCE NORTH 89°15'45" WEST 175.53 FEET; THENCE SOUTH 53°26'14" WEST 116.80 FEET TO THE EXTENSION OF THE WEST WALL OF A METAL BUILDING; THENCE SOUTH 0°28'12" WEST 169.05 FEET ALONG SAID EXTENSION OF THE WEST WALL AND THE WEST WALL OF A METAL BUILDING TO THE SOUTHWEST CORNER OF SAID METAL BUILDING; THENCE SOUTH 10°13'09" WEST 26.34 FEET; THENCE SOUTH 2°25' EAST 389.05 FEET, MORE OR LESS, (389.20 FEET TO CLOSE) TO THE NORTH LINE OF RIVERDALE ROAD (A STATE ROAD); THENCE NORTH 64°15' EAST 255.30 FEET (255.37 FEET TO CLOSE) TO THE POINT OF BEGINNING.

(TAX ID'S 06-016-0141, 06-016-0029 AND 06-016-0140)

### PARCEL 2

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 0°18'31" WEST 26.95 FEET, NORTH 64°15" EAST 1181.69 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD, NORTH 0°30' EAST 180.95 FEET, SOUTH 66°30' EAST 11.41 FEET AND NORTH 0°44'15" EAST 879.54 FEET ALONG AN OLD EXISTING FENCE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 0°44'15" EAST 220.07 FEET ALONG SAID FENCE; THENCE SOUTH 87°26'48" EAST 393.47 FEET TO THE WEST LINE OF 900 WEST STREET; THENCE SOUTH 2°23'12" WEST 219.93 FEET ALONG SAID STREET, THENCE NORTH 87°26'48" WEST 393.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO A PERPETUAL 16 1/2 FOOT EASEMENT & RIGHT-OF-WAY. (1469-477).

TAX ID: 06-016-0076

PARCEL 3

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING ON THE WEST LINE OF 900 WEST STREET, SAID POINT BEING 26.95 FEET SOUTH 0°18'31" WEST 1455.14 FEET, NORTH 64°15' EAST ALONG THE NORTH LINE OF RIVERDALE ROAD 41.60 FEET, NORTH 87°00' WEST 197.64 FEET, NORTH 64°15' EAST TO THE SAID WEST LINE OF 900 WEST STREET 318.00 FEET, NORTH 0°38'20" EAST ALONG SAID WEST LINE AND 324.72 FEET NORTH 2°33'12" EAST ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 7, RUNNING THENCE NORTH 89°22'30" WEST 378.19 FEET ALONG THE NORTH LINE OF 4600 SOUTH STREET, THENCE NORTH 0°44'15" EAST 202.67 FEET, MORE OR LESS, THENCE SOUTH 87°26'48" EAST 393.47 FEET, MORE OR LESS, TO THE WEST LINE OF 900 WEST STREET, THENCE SOUTH 2°23'12" WEST 189.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO A PERPETUAL 16 1/2 FOOT EASEMENT AND RIGHT OF WAY. (ORDER BOOK 1469 PAGE 477).  
TAX ID: 06-016-0120



\*W2968098\*

FORWARD TAX NOTICE TO:  
Grantee  
111 East Broad Way  
Suite 900  
Salt Lake City, Utah 84111

E# 2968098 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
04-Mar-19 1136 AM FEE \$17.00 DEP KL  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

**QUIT CLAIM DEED**

150200

Petersen Investment II, a Utah General Partnership, who, pursuant to Section 48-3a-1045 of the Utah Revised Uniform Limited Liability Company Act, as amended and Section 48-2e-1145 of the Utah Revised Uniform Limited Partnership Act as amended has been converted into Petersen Investment II, LLC, a Utah Limited Liability Company, hereinafter referred to as Grantor, of Weber County, State of Utah, does hereby Quit Claim to:

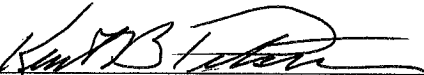
**Garff Properties--La Quinta, LLC, a Utah Limited Liability Company**

hereinafter referred to as Grantee, of 111 East Broadway--Suite 900--Salt Lake City, Utah 84111, for the sum of Ten Dollars and other good and valuable consideration, the following described real property, located in Weber County, State of Oklahoma. The real property is more particularly described as:

**See Legal Description of Subject Property on attached Exhibit "A".  
Weber County, State of Utah, Tax Parcel Numbers 06-016-0076 & 06-016-0120**

Witness the hand of the Grantor this the 28th day of February 2019

**Petersen Investment II, LLC , a Utah Limited Liability Company**

by:   
\_\_\_\_\_  
Kent B. Petersen--Manager

State of Utah  
County of Weber

On this the 28th day of February 2019, Kent B. Petersen as Manager of Petersen Investment II, LLC, a Utah Limited Liability Company, acknowledged to me that this document was executed by the same, in the capacity stated and in accordance with the terms and conditions of the operating agreement of said limited liability company.

  
\_\_\_\_\_  
Notary Public



## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING ON THE NORTH LINE RIVERDALE ROAD, SAID POINT BEING 26.95 FEET SOUTH 0°18'31" WEST AND 1168.0 FEET NORTH 64°15' EAST ALONG THE NORTH LINE OF RIVERDALE ROAD FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT ALSO BEING ON THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO C C PINGREE BY WARRANTY DEED IN BOOK 402 OF RECORDS PAGE 507, RUNNING THENCE NORTH 64°15' EAST 438.65 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD TO THE WEST LINE OF 900 WEST STREET, THENCE TWO COURSES ALONG SAID WEST LINE AS FOLLOWS: NORTH 0°38'20" EAST 340.34 FEET, AND NORTH 2°33'12" EAST 264.69 FEET TO THE SOUTH LINE OF AN EXISTING STREET, BEING 4600 SOUTH STREET, THENCE NORTH 89°22'30" WEST 378.40 FEET ALONG SAID SOUTH LINE OF SAID EXISTING STREET, BEING 4600 SOUTH STREET, THENCE SOUTH 0°44'15" WEST 646.45 FEET, THENCE NORTH 89°32' WEST 22.74 FEET, THENCE SOUTH 0°28' WEST 153.23 FEET TO THE POINT OF BEGINNING.

### PARCEL 2

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF STATE ROAD (RIVERDALE ROAD) 27.20 FEET SOUTH 0°20' WEST (26.95 FEET SOUTH 0°19'57" WEST ALONG THE SECTION LINE) AND NORTH 64°15' EAST (NORTH 64°16'49" EAST ALONG THE NORTH LINE OF RIVERDALE ROAD) 912.70 FEET AND NORTH 2°25' WEST 389.05 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION, THENCE NORTH 10°13'09" EAST 26.34 FEET TO THE SOUTHWEST CORNER OF A METAL BUILDING, AND THENCE NORTH 0°28'12" EAST 169.05 FEET ALONG THE WEST WALL OF SAID METAL BUILDING AND THE EXTENSION OF SAID WEST WALL, THENCE NORTH 53°26'14" EAST 116.80 FEET, THENCE SOUTH 89°15'45" EAST 175.53 FEET TO THE WEST PROPERTY LINE OF PETERSON INVESTMENT II, THENCE (3) THREE COURSES ALONG SAID WEST LINE AS FOLLOWS: SOUTH 0°44'15" WEST 387.18 FEET, NORTH 89°32' WEST 22.74 FEET, THENCE NORTH 4.85 FEET, THENCE NORTH 64°30' WEST 273.97 FEET TO BEGINNING.

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE TWENTY FIVE (25) FOOT ACCESS OPENING ON THE MUTUALLY SHARED EAST/WEST PROPERTY BORDER LINE FOR INGRESS AND EGRESS OF CUSTOMERS AND INVITEES OF THE TWO CONTRACTING PARTIES. SAID ACCESS SHALL BE LOCATED TO-WIT: PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF 4600 SOUTH STREET AND RUNNING THENCE SOUTH 0°31' WEST (SOUTH 0°44'15" WEST) 260.00 FEET AND LOCATED WITHIN THE FIRST 50' OF A LINE RUNNING NORTH 89°15'45" WEST 175.00 FEET. SAID ACCESS IS ON THE SOUTH LINE OF PROPERTY CONVEYED IN DEED RECORDED IN BOOK, PAGE. (BOOK 1632 PAGE 986)

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE TWENTY-FIVE (25) FOOT ACCESS ON THE MUTUALLY SHARED EAST/WEST PROPERTY BORDER LINE FOR INGRESS AND EGRESS

LOCATED TO WIT: PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF STATE ROAD 27.20 FEET, SOUTH 0°20' WEST AND NORTH 64°15' EAST 912.50 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER TO THE WEST LINE OF PROPERTY CONVEYED IN DEED RECORDED IN BOOK 402 AT PAGE 507, THENCE NORTH 2°25' WEST 364 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE 2°25' WEST ALONG SAID EAST/WEST PROPERTY BORDER LINE 25 FEET.

PARCEL 3

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF THE STATE ROAD 19.05 FEET SOUTH 20' WEST AND 912.7 FEET NORTH 64°15' EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 2°25' WEST 389.05 FEET, MORE OR LESS, TO AN OLD FENCE LINE, THENCE SOUTH 64°39' EAST 273.87 FEET, THENCE SOUTH 0°28' WEST 153.23 FEET TO THE NORTH LINE OF SAID ROAD, THENCE SOUTH 64°15' WEST 255.3 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE RIGHT OF WAY (BOOK 1589 PAGE 2196 AND BOOK 1648 PAGE 2112). EXCEPTING: PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHWESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26, SAID INTERSECTION IS 26.93 FEET (26.95 FEET BY RECORD) SOUTH 00°18'31" WEST AND 912.51 FEET NORTH 64°15'12" EAST (912.70 FEET NORTH 64°15'00" EAST BY RECORD) ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID INTERSECTION IS ALSO APPROXIMATELY 59.94 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE CONTROL LINE OF SAID PROJECT SP-0026(4)0 OPPOSITE ENGINEER STATION 81+83.92 AND RUNNING THENCE NORTH 02°28'19" WEST 12.58 FEET ALONG SAID WESTERLY BOUNDARY LINE TO A POINT 71.50 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE, THENCE NORTH 64°14'15" EAST 200.39 FEET ALONG A LINE PARALLEL WITH AND 71.50 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE TO A POINT OPPOSITE ENGINEER STATION 83+95.29, THENCE NORTH 68°02'59" EAST 120.42 FEET TO A POINT 63.49 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 85+15.44, THENCE NORTH 65°23'00" EAST 184.69 FEET TO SAID NORTHWESTERLY RIGHT OF WAY LINE AT A POINT 59.80 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 87+00.09; THENCE SOUTH 64°15'12" WEST (SOUTH 64°15'00" WEST BY RECORD) 510.17 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. (E# 2365586)