

EXHIBIT A

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1484.6 FEET NORTH ALONG THE QUARTER SECTION LINE AND 315.8 FEET SOUTH 89D03' EAST ALONG OLD FENCE FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, AND RUNNING THENCE SOUTH 89D03' EAST 1715.6 FEET ALONG OLD FENCE; THENCE SOUTH 0D48' WEST 122.33 FEET, THENCE NORTH 89D07' WEST 365.0 FEET, THENCE SOUTH 0D48' WEST 120.0 FEET, FEET, THENCE NORTH 89D07' WEST 1350.6 FEET, THENCE NORTH 0D48' EAST 244.46 FEET TO BEGINNING. SUBJECT TO THE FOLLOWING; A PERPETUAL ACCESS ROAD EASEMENT UPON PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN WEBER COUNTY, UTAH, THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS; BEGINNING IN THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 5.47 FEET NORTH 01D10'36" EAST AND 66.00 FEET NORTH 88D49'24" WEST FROM THE INTERSECTION MONUMENT AT WASHINGTON BOULEVARD AND 1700 NORTH STREET, SAID POINT OF BEGINNING ALSO BEING 1484.6 FEET NORTH AND 1981 FEET SOUTH 89D38' EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 5, AND RUNNING THENCE SOUTH 01D10'36" WEST 21.72 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD, THENCE NORTH 88D49'24" WEST 70.00 FEET, THENCE NORTH 01D10'36" EAST 21.72 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE SOUTH 88D49'24" EAST 70.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E# 1939261 2369-198) TOGETHER WITH A PERPETUAL ACCESS ROAD EASEMENT UPON PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN WEBER COUNTY, UTAH THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS; BEGINNING ON THE WEST RIGHT OF WAY LINE OF WASHINGTON BOULEVARD AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 5.47 FEET NORTH 01D10'36" EAST AND 66.00 FEET NORTH 88D49'24" WEST FROM THE INTERSECTION MONUMENT AT WASHINGTON BOULEVARD AND 1700 NORTH STREET, SAID POINT OF BEGINNING ALSO BEING 1484.6 FEET NORTH AND 1981 FEET SOUTH 89D38' EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 5, AND RUNNING THENCE NORTH 88D49'24" WEST 70.00 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT THENCE NORTH 01D10'36" EAST 33.28 FEET, THENCE SOUTH 88D49'24" EAST 70.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 01D10'36" WEST 33.28 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. (E#1950162)



MAIL TAX NOTICE TO GRANTEE:
Parkridge Inc
713 North 3200 West
Layton, UT 84041
File Number: 2487922mghA



W3346904

E# 3346904 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
07-Nov-24 0243 PM FEE \$120.00 DEP DA
REC FOR: OLD REPUBLIC TITLE (LAYTON)
ELECTRONICALLY RECORDED

WARRANTY DEED

Cevering Family Properties, L.L.C., a Utah Limited Liability Company

GRANTOR

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

Parkridge Inc,

GRANTEE

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

Lots 101 through 150, Parcels A and B, CEVERING MIXED USE SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

Together with: (a) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said lot, and (b) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and/or Conditions, Covenants and Restrictions, and Map may hereafter be amended or supplemented).


TAX ID NUMBER FOR PROPERTY: ~~11-014-0068~~ and ~~11-014-0068~~
11-464-0001 - 0050

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 1st day of November, 2024.

Cevering Family Properties, L.L.C.


By: D. Kelly Cevering, Manager


By: Terry G. Cevering, Manager

STATE OF: UTAH

COUNTY OF: Davis

On this 1st day of November, 2024, personally before me appeared D. Kelly Cevering and Terry G. Cevering, who proven on the basis of satisfactory evidence is the Managing Member of Cevering Family Properties, L.L.C., 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.

