



W2915197

E# 2915197 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
16-Apr-18 11:59 AM FEE \$15.00 DEP DAI
REC FOR: FIRST AMERICAN - OREM CENTER STREI
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
346 West Center Street
Orem, UT 84057
(801)762-0011

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
F.M. Winkel Family, LLC
3651 N 100 E, Suite 125
Provo, UT 84604

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

WARRANTY DEED

Escrow No. **395-5886081 (CS)**
A.P.N.: **07-109-0017**

Larry W. Black aka Larry Black, Gordon K. Frisbey aka Gordon Frisbey and Wanda S. Wintle aka Wanda Wintle, each as to an undivided 1/3 interest as tenants in common, Grantor, of South Ogden, Weber County, State of Utah, hereby CONVEY AND WARRANT to

F.M. Winkel Family, LLC, Grantee, of Provo, Utah 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 & Davis County, State of Utah:

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 21°13'04" EAST 1138.34 FEET (SOUTHEASTERLY 1178 FEET MORE OR LESS PER DEED) TO THE NORTHEASTERLY LINE OF US HIGHWAY I-80 AT A POINT 150 FEET RADIALLY DISTANCE NORTHEASTERLY FROM THE CENTER LINE OF WEST BOUNDARY LANE; THENCE NORTHWESTERLY 513.06 FEET (509 FEET MORE OR LESS PER DEED) ALONG THE ARC OF AN 11,609.16 FOOT RADIUS CURVE TO THE LEFT TO A POINT OPPOSITE ENGINEERS STATION 172+00, (NOTE: TANGENT TO SAID 11,609.16 RADIUS CURVE AT ITS POINT OF BEGINNING BEARS APPROXIMATELY NORTH 41°09' WEST) (DELTA IS 2°31'56" AND LONG CHORD BEARS NORTH 42°29'30" WEST 513.02 FEET); THENCE NORTH 52°36'28" WEST 204.57 FEET (NORTH 52°36' WEST PER DEED) TO A POINT 120 FEET RADIALLY DISTANT NORTHEASTERLY FROM CENTER LINE OF SAID WEST BOUNDARY LANE OPPOSITE ENGINEERS STATION 170+00; THENCE NORTHWESTERLY 552.83 FEET (555 FEET MORE OR LESS PER DEED) ALONG THE ARC OF AN 11,579.16 FOOT RADIUS CURVE TO THE LEFT, (NOTE: TANGENT TO SAID 11,579.16 FOOT RADIUS CURVE AT ITS POINT OF BEGINNING BEARS NORTH 44°40' WEST) (DELTA IS 2°44'08" AND LONG CHORD BEARS NORTH 46°02'34" WEST 552.77 FEET); THENCE NORTH 0°29'48" EAST 31.84 FEET (NORTH PER

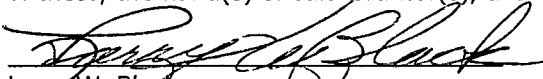
DEED) TO A POINT 50 FEET PERPENDICULAR DISTANT SOUTHEASTERLY FROM CENTER LINE OF A GRADE SEPARATION FOR 6600 SOUTH STREET; THENCE NORTH 56°26'00" EAST 258.00 FEET, MORE OR LESS, PARALLEL WITH SAID CENTERLINE TO A POINT OPPOSITE GRADE SEPARATION ENGINEERS STATION 37+28; THENCE NORTH 33°34'00" WEST 3.50 FEET (2.39 FEET PER DEED) TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 89°30'12" EAST 281.70 FEET (EAST 287.99 FEET PER DEED) TO THE POINT OF BEGINNING.

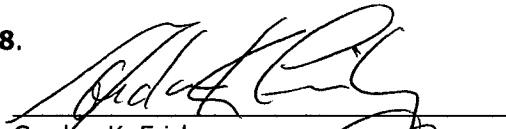
PARCEL 2:

BEGINNING AT A POINT ON THE CENTER LINE OF THE WEBER RIVER, SAID POINT BEING SOUTH 21°13'04" EAST 187.52 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND FOLLOWING A COURSE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID RIVER SOUTH 71°08'21" EAST 145.97 FEET; THENCE SOUTH 50°07'57" EAST 118.56 FEET; THENCE SOUTH 37°55'48" EAST 97.61 FEET; THENCE SOUTH 28°19'59" EAST 115.88 FEET; THENCE SOUTH 24°10'45" EAST 161.14 FEET; THENCE SOUTH 17°38'17" EAST 204.62 FEET; THENCE SOUTH 12°23'59" EAST 144.37 FEET; THENCE SOUTH 8°21'03" WEST 110.17 FEET; THENCE SOUTH 4°51'52" EAST 47.17 FEET; THENCE SOUTH 16°06'05" EAST 100.96 FEET; THENCE SOUTH 30°29'20" EAST 139.26 FEET (124.17 FEET PER DEED) TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°15'02" WEST ALONG SAID SECTION LINE 91.05 FEET (WEST 86.73 FEET PER DEED) TO THE NORTHEAST LINE OF US HIGHWAY I-80; THENCE ALONG SAID NORTHEAST LINE NORTH 35°18'12" WEST 97.07 FEET (95.96 FEET PER DEED); THENCE NORTH 13°57'41" WEST 112.48 FEET; THENCE NORTHWESTERLY ALONG A 11,609.16 FOOT RADIUS CURVE TO THE LEFT 108.93 FEET (99 FEET MORE OR LESS PER DEED) (DELTA IS 0°32'15" AND LONG CHORD BEARS NORTH 40°57'25" WEST 108.93 FEET) TO A POINT SOUTH 21°13'04" EAST 1138.34 FEET FROM THE NORTH QUARTER OF SAID SECTION 28; THENCE NORTH 21°13'04" WEST 950.82 FEET TO THE POINT OF BEGINNING.

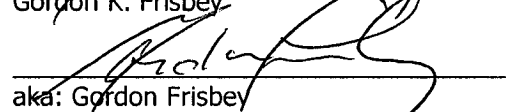
Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2018 and thereafter.

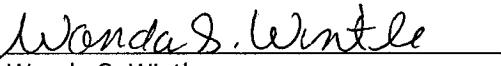
Witness, the hand(s) of said Grantor(s), this April 13, 2018.

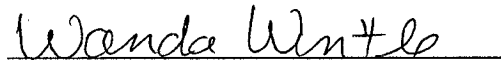

Larry W. Black


Gordon K. Frisbey


aka: Larry Black


aka: Gordon Frisbey


Wanda S. Wintle


aka: Wanda Wintle

A.P.N.: 07-109-0017

Warranty Deed - continued

File No.: 395-5886081 (CS)

STATE OF Utah)
County of Utah)ss.

On 4/13/18, before me, the undersigned Notary Public, personally appeared **Larry W. Black aka Larry Black, Gordon K. Frisbey aka Gordon Frisbey and Wanda S. Wintle aka Wanda Wintle**, 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:

6/6/2021



Notary Public

