

RECORDING & TAX NOTICE TO:
4102 South 1900 West
Roy, Utah 84067

WV2843440

EH 2843440 PG 1 OF 6
LEANN H KILTS, WEBER COUNTY RECORDER
21-FEB-17 351 PH FEE \$20.00 DEP KL
REC FOR: MCKAY DEV PERR

WARRANTY DEED

bst

THIS DEED, made and entered into by and between, McKay Dev Perry, LLC, a Limited Liability Company, ("Grantor"), in favor of

McKay Dev Perry, LLC, a Limited Liability Company
("Grantee")

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming that certain real estate lying and being situated in Weber County, State of Utah, more particularly described as follows ("Premises"):

See Legal Description attached hereto as Exhibit "A" together with and subject to a Right of Way described on Exhibit "B" which the Grantor, Grantee and others have had the continued and uninterrupted use of sufficient to declare the same as a Right of Way by prescription.

Tax parcel number 22-021-0042 *MA*

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements in, on, or under the Premises. 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, reservations, restrictions, rights-of-way and easements of record, decree or prescription.

IN WITNESS WHEREOF, Grantor sets its hand and seal on the day and date below.

McKay Dev Perry, LLC, a Limited Liability Company

by: *John Porter* 2/21/17
John Porter-Manager Date

State of Utah
County of Weber

On this the 21st day of February 2017, personally appeared before me, John Porter as Manager of McKay Dev Perry, LLC, a Limited Liability Company, the signer of this document who duly acknowledged to me that this deed was executed by the same in the capacity stated and the execution of this document was in compliance with the powers and authorities granted the signer under the terms and conditions of the operating agreement of said limited liability company.

[Signature]
Notary Public

FERNANDO GARCIA
Notary Public - State of Utah
Commission # 679685
COMM. EXP. 10-09-2018

EXHIBIT "A"
LEGAL DESCRIPTION 22-021-0042

EXHIBIT "A"
LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH,
RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A
POINT WHICH IS SOUTH 784.08 FEET AND NORTH 69°25' EAST 495.8 FEET
FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION;
RUNNING THENCE NORTH 69°25' EAST 278.74 FEET; THENCE SOUTH 20°35'
EAST 508 FEET, MORE OR LESS, TO THE CENTER LINE OF A 50 FOOT WIDE
PROPOSED ROAD, THENCE SOUTH 69°25' WEST 278.74 FEET ALONG SAID
CENTER LINE, THENCE NORTH 20°35' WEST 508 FEET TO THE POINT OF
BEGINNING.

EXHIBIT "B"
RIGHT OF WAY DESCRIPTION
SURVEY DESCRIPTION



February 17, 2017

25' Right-of-way Description

A part of the Southwest Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base and Meridian, Liberty, Weber County, Utah

A 25 foot wide strip of ground, being established on record and on the ground, being the Southerly 25 feet of parcels 22-021-0017 (Darby), 22-021-0018 (Darby), 22-021-0043 (Warnes), and 22-021-0042 (McKay Dev Perry), and being more particularly described as follows:

Beginning at a point on the Northeasterly line of SR-162, being 1303.46 feet South and 9.17 feet West from the West Quarter Corner of said Section 27, and running thence North 69°25'00" East 965.72 feet, more or less, to the Westerly line of Mountain View Estates No. 5, Weber County, Utah; South 20°35'00" East 25.00 feet; thence South 69°25'00" West 956.54 feet, more or less, to said Northeasterly line of SR-162; thence North 40°45'00" West 26.63 feet along said Northeasterly line to the point of beginning.

Contains: 24,028 sq.ft.

(This description is based on documents of record and does not represent an official survey of the above referenced properties)





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Beginning at a point on the Northeasterly line of SR-162, being 1303.46 feet South and 9.17 feet West from the West Quarter Corner of said Section 27, and running thence North $69^{\circ}25'00''$ East 965.72 feet, more or less, to the Westerly line of Mountain View Estates No. 5, Weber County, Utah; South $20^{\circ}35'00''$ East 25.00 feet; thence South $69^{\circ}25'00''$ West 956.54 feet, more or less, to said Northeasterly line of SR-162; thence North $40^{\circ}45'00''$ West 26.63 feet along said Northeasterly line to the point of beginning.

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