

2255970

BK 4248 PG 366

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RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

3/27/2007 9:53:00 AM

FEE \$14.00 Pgs: 3

DEP eCASH REC'D FOR FIRST AMERICAN TITLE

**When Recorded, Mail To:**

W. Scott Kjar, Attorney  
C/O Sky Properties  
585 West 500 South, #110  
Bountiful, UT 84010

Lot Serial #: 01-107-0100

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made effective this 26<sup>th</sup> day of March, 2007 by and between **EP LAND II**, a Utah limited liability company (hereinafter referred to as the "Grantor"), and **EDGEWOOD NSL DEVELOPMENT, INC.**, a Utah corporation whose address is 585 West 500 South, #110, Bountiful, UT 84010 (hereinafter referred to as the "Grantee"):

**WITNESSETH:**

THAT the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, do hereby convey and warrant to Grantee, against all those claiming by, through or under Grantors, but not otherwise, the following described real property (the "Property") situated in the County of Davis, State of Utah:

[See Exhibit "A", attached hereto]

Dated as of the date first written above.

**(Signatures on following page)**

**ACCOMMODATION RECORDING ONLY  
NO LIABILITY FOR CONTENT, TIME OR  
EFFECT OF RECORDING OF DOCUMENT  
IS ASSUMED HEREBY**

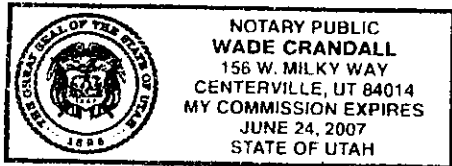
EP Land II → Edgewood NSL swd  
Remainder of Land

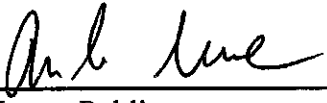
Grantors:  
**EP LAND II, L.L.C.,**  
a Utah limited liability company

By:   
W. Scott Kjar, Its Manager

STATE OF UTAH                    )  
  : ss.  
COUNTY OF DAVIS                )

On this 26<sup>th</sup> day of March, 2007, personally appeared before me **W. SCOTT KJAR**, who is one of the managers of **EP LAND II, L.L.C.**, a Utah limited liability company and he acknowledged to me that the foregoing instrument was signed in behalf of said limited liability company, and said **W. SCOTT KJAR** acknowledged to me that said limited liability company executed the same.



  
Notary Public

**EXHIBIT "A"  
TO  
SPECIAL WARRANTY DEED**

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**Legal Description of the Property**

Real Property situated in the County of Davis, State of Utah, more particularly described as follows:

**Parcel 01-107-0100**

Beginning at a point which is N0°04'00"E 457.69 ft. along the Quarter Section Line and West 858.94 ft. and S60°00'00"W 334.66 ft. from the South Quarter Corner of Section 12, T.1N., R.1W., S.L.B.& M. and running thence S73°00'00"W 197.94 ft.; thence S63°00'00"W 331.49 ft. along the South line of property conveyed in the Special Warranty Deed Recorded January 11, 2007 as Entry No. 2235230, Book 4197, Page 1340 and described as the Edgewood Estates Phase 2, Plat J Parcel; thence S29°38'02"W 16.30 ft.; thence N51°57'52"W 1.58 ft.; thence South 28.78 ft.; thence S30°00'00"E 29.29 ft. thence N60°00'00"E 553.17 ft. to the point of beginning.

Containing 0.5512 acres.