

Mail Tax notice to:

EP Land II, LLC
C/O Watchman Properties
724 West 500 South, #800
West Bountiful, UT 84087

Parcel ID No's.: 01-107-0101 & 01-107-0108

QUIT CLAIM DEED

EP LAND II, LLC, a Utah limited liability company ("Grantor") of West Bountiful, State of Utah, hereby QUIT CLAIMS TO **EP LAND II, LLC**, a Utah limited liability company ("Grantee") of West Bountiful, for the sum of TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Davis County, State of Utah:

See Attached Exhibit A

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand of said Grantor, this 18th day of December, 2019 .

Grantor:


EP Land II, LLC

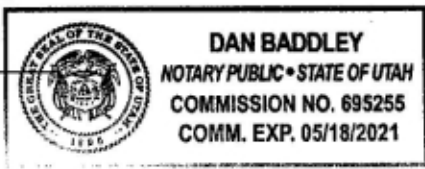
A Utah limited liability company


W. Scott Kjar, its Managing Member

State of Utah)
)ss:
County of Davis)

On this 18th day of December, 2019 , personally appeared before me W. Scott Kjar, who being by me duly sworn did say that he the managing member of **EP Land II, LLC**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said W. Scott Kjar acknowledged to me that said limited liability company executed same.


Notary Public



COURTESY RECORDING
This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 01-107-0101

A portion of the SW1/4 of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of Parcel 1, EDGEWOOD ESTATES PHASE 2, PLAT J, according to the Official Plat thereof recorded January 29, 2014 as Entry No. 2787793 of the Official Records of the Davis County Recorder, located N00°08'43"W along the Section line 62.21 feet and East 988.53 feet from the Southwest Corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: South 89°51'14" East between the Southwest corner and the South quarter corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian); thence South 28.66 feet to a point on the Easterly line of THE RIDGE SUBDIVISION P.U.D., according to the Official Plat thereof recorded September 10, 2019 as Entry No. 3185812 in the Office of the Davis County Recorder; thence N29°59'42"W along said plat 89.54 feet; thence N60°28'00"E along said plat 19.89 feet to the Westerly line of said EDGEWOOD ESTATES PHASE 2, PLAT J; thence S24°17'16"E along said plat 63.10 feet; thence S51°57'34"E along said plat 1.91 feet to the point of beginning.

Contains: 1,256 square feet+/-

PARCEL 01-107-0108

A portion of the SW1/4 of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of Parcel 1, EDGEWOOD ESTATES PHASE 2, PLAT J, according to the Official Plat thereof recorded January 29, 2014 as Entry No. 2787793 of the Official Records of the Davis County Recorder, located N00°08'43"W along the Section line 62.21 feet and East 988.53 feet from the Southwest Corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: South 89°51'14" East between the Southwest corner and the South quarter corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian); thence S51°57'54"E along said plat 2.06 feet to a point on the Westerly line of EAGLEPOINTE ESTATES PHASE 13, according to the Official Plat thereof recorded May 21, 2007 as Entry No. 2272417 of the Official Records of Davis County; thence S29°37'39"W along said plat 0.89 feet; thence S51°57'52"E along said plat 56.99 feet to a point on the Northwesterly line of that Real Property described in Deed Book 4968 Page 596 of the Official Records of Davis County; thence S60°00'00"W along said deed 36.03 feet to a point on the Easterly line of THE RIDGE SUBDIVISION P.U.D., according to the Official Plat thereof recorded September 10, 2019 as Entry No. 3185812 in the Office of the Davis County Recorder; thence N30°00'00"W along said plat 29.74 feet; thence North 29.42 feet to the point of beginning.

Contains: 1,189 square feet+/-