3227031 BK 7451 PG 1570

When Recorded, Return To:

Michael K. Garrett 4766 S. Holladay Blvd. Holladay, UT 84117

Mail Tax Notices To: WH Kaysville, LLC

Po Box 1692 Bountiful, UT 84011 RETURNED FEB 1 8 2020 E 3227031 B 7451 P 1570-1572 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 02/18/2020 01:04 PM FEE \$40.00 P9s: 3 DEP RT REC'D FOR CRAIG B LARSEN

Parcel Numbers: 11-115-0199, 11-115-0084 and 11-[15-0201]

SPECIAL WARRANTY DEED

HOTEL BARONS, LLC, a Utah limited liability company, ("Grantor"), hereby CONVEYS AND WARRANTS, to the extent provided below but not otherwise, to WH KAYSVILLE, LLC, a Utah Limited Liability Company ("Grantee"), with a mailing address of PO Box 1692, Bountiful, UT 84011, for good and valuable consideration, all of its interest in the following described real property situated in Davis County, Utah:

SEE EXHIBIT "A" ATTACHED HERETO

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hands of said Grantor this 14 day of February, 2020.

HOTEL BARONS, LLC

Craig B. Larsen, Manager

STATE OF (Hah)

COUNTY OF Davis

On the H day of February, 2020, personally appeared before me CRAIG B. LARSEN, manager of HOTEL BARONS, LLC, a Utah limited liability company, the signer of the within instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

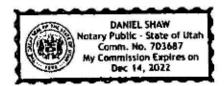


EXHIBIT A PROPERTY DESCRIPTION

PARCEL 1:

BEGINNING ON THE NORTH LINE OF A STREET AT A POINT 90.0 FEET NORTH 66°10' EAST FROM THE SOUTHEAST CORNER OF BLOCK 12, PLAT "E", KAYSVILLE TOWNSITE SURVEY AND RUNNING THENCE NORTH 66°10' EAST 95.0 FEET ALONG THE NORTH LINE OF SAID STREET; THENCE NORTH 23°50' WEST 150 FEET; THENCE NORTH 21° WEST 82.3 FEET; THENCE NORTH 66°10' EAST 90.45 FEET; THENCE NORTH 23°49' WEST 248 FEET TO THE NORTH LINE OF BLOCK 11, SAID PLAT "E"; THENCE SOUTH 66°10' WEST 105.7 FEET ALONG SAID LINE; THENCE WEST 52.06 FEET TO A POINT 63.44 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 11; THENCE SOUTH 18° EAST 355.12 FEET; THENCE SOUTH 23°50' EAST 150 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM the following portion more particularly described as follows:

BEGINNING ON THE NORTH LINE OF A STREET AT A POINT 90.00 FEET NORTH 66°10'00" EAST FROM THE SOUTHEAST CORNER OF BLOCK 12, PLAT "E", KAYSVILLE TOWNSITE SURVEY AND RUNNING THENCE NORTH 66°10'00" EAST 95.00 FEET ALONG THE NORTH LINE OF SAID STREET; THENCE NORTH 23°50'00" WEST 150 FEET; THENCE NORTH 21°00'00" WEST 82.3 FEET, MORE OR LESS, TO AN EXISTING FENCE LINE; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID FENCE WHICH BEARS APPROXIMATELY SOUTH 66°10'00" WEST, 90.28 FEET, MORE OR LESS, TO THE EXISTING WESTERLY PROPERTY LINE OF SAID PARCEL; THENCE SOUTH 18°00'00" EAST 84.68 FEET; THENCE SOUTH 23°50'00" EAST 150 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING ON THE SOUTH LINE OF BLOCK 13, SAID PLAT "E", AT A POINT NORTH 66°10' EAST 279.5 FEET AND NORTH 23°50' WEST 150 FEET AND NORTH 23°49' WEST 396.2 FEET FROM THE SOUTHEAST CORNER OF BLOCK 12 SAID PLAT "E" AND RUNNING THENCE NORTH 23°49' WEST 52.24 FEET TO A FENCE LINE ON THE NORTH LINE OF THE PROPERTY CONVEYED TO B.O. BROUGH BY DEED RECORDED AUGUST 7, 1953 IN BOOK 54 AT PAGE 333 OF OFFICIAL RECORDS; THENCE SOUTH 56°48' WEST ALONG SAID FENCE LINE TO A POINT 355.3 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 14, SAID PLAT "E"; THENCE EAST 66.6 FEET, MORE OR LESS; THENCE NORTH 66°10' EAST 105 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID BLOCK 13 TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, CURZON PLACE PHASE 2 SUBDIVISION, SAID POINT BEING SOUTH 89°33'30" EAST 268.44 FEET ALONG THE SOUTH LINE OF 100 NORTH STREET FROM THE NORTHWEST CORNER OF BLOCK 12, PLAT "E", KAYSVILLE TOWNSITE SURVEY, SAID POINT ALSO BEING

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SOUTH 46°20'35" WEST 1118.03 FEET (CALCULATED BEARING AND DISTANCE) FROM THE CENTER QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 17°33'23" WEST 5.76 FEET TO A POINT ON A 45.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 68.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°50'03", CHORD BEARS NORTH 13°44'23" WEST 62.43 FEET TO THE NORTH LINE OF 100 NORTH STREET; THENCE SOUTH 89°33'30" EAST 48.11 FEET ALONG SAID NORTH LINE; THENCE NORTH 66°10'00" EAST 100.53 FEET ALONG SAID NORTHLINE TO THE WEST LINE OF PROPERTY DESCRIPTION IN WARRANTY DEED RECORDED 01/18/2006 AS ENTRY NUMBER 2138405; THENCE SOUTH 22°06'20" EAST 66.62 FEET TO THE WEST LINE OF SECOND PROPERTY DESCRIPTION IN SAID WARRANTY DEED TO THE SOUTH LINE OF 100 NORTH STREET; THENCE SOUTH 66°10'00" WEST 112.73 FEET ALONG SAID SOUTH LINE; THENCE NORTH 89°33'30" WEST 45.23 FEET ALONG SAID SOUTH LINE; THENCE NORTH 89°33'30" WEST 45.23 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINS 0.22 ACRES.

Tax Id No.: 11-115-0199, 11-115-0084 and 11-115-0201