

Mail Recorded Deed and Tax Notice To:  
Mecham Meadows, LLC, a Utah limited liability company  
1450 West 1850 North  
Lehi, UT 84043



File No.: 88333-DP

## SPECIAL WARRANTY DEED

**Matthew H. Love and Angie Love**

**GRANTOR(S)** of Layton, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to  
**Mecham Meadows, LLC, a Utah limited liability company**

**GRANTEE(S)** of Lehi, State of Utah

**for the sum of Ten and no/100 (\$10.00) DOLLARS**

and other good and valuable consideration, the following described tract of land in **Davis County, State of Utah**:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 09-050-0098 and 09-050-0055 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 8th day of March, 2018.

Handwritten signature of Matthew H. Love in cursive script.

Matthew H. Love

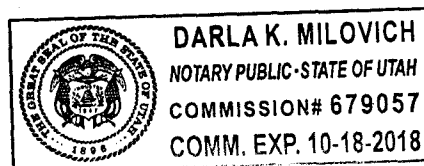
Handwritten signature of Angie Love in cursive script.

Angie Love

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 8th of March, 2018 by Matthew H. Love and Angie Love.

Handwritten signature of Darla K. Milovich in cursive script.  
Notary/Public

## EXHIBIT A PROPERTY DESCRIPTION

Proposed MECHAM MEADOWS PHASE 1, being more particularly described as follows:

A portion of the Northwest quarter of Section 10 and the Northeast quarter of Section 9, Township 4 North, Range 1 West, Salt Lake Base and Meridian, located in Layton, Utah, more particularly described as follows:

Beginning at a point on a Boundary Line Agreement recorded in Deed Book 6725 at Page 47 of the official records of Davis County, located North 00°07'20" East along the section line 406.15 feet from the West quarter corner of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South 89°48'00" West along said Agreement 121.44 feet to the Easterly line of an 80.00 foot wide roadway (Fairfield Road) as defined and described in Deed Book 3074 at Page 15 and Deed Book 3038 at Pages 13 and 16; thence North 00°23'30" East along said deeds and the Easterly line of said roadway 100.34 feet to the Southerly line of that real property described in Deed Book 2613 at Page 744 of the official records of Davis County; thence along said deed the following 3 (three) courses and distances: South 88°36'10" East 142.81 feet; thence North 00°07'20" East 100.00 feet; thence North 88°36'10" West 142.34 feet to the Easterly line of said 80 foot roadway; thence North 00°23'30" East along said roadway 49.64 feet; thence continuing along said roadway the following 4 (four) courses and distances as defined and constructed per the Fairfield Road Right-of-Way Dedication Plat, according to the official plat thereof on file in the office of the Davis County Recorder; thence North 89°58'27" East 20.96 feet; thence North 00°01'33" West 180.00 feet; thence South 89°58'27" West 10.00 feet; thence North 00°01'33" West 221.71 feet; thence North 89°58'27" East 11.87 feet; thence South 63°00'21" East 104.57 feet; thence North 09°40'32" East 39.96 feet; thence along the arc of a curve to the right with a radius of 229.00 feet a distance of 69.05 feet through a central angle of 17°16'36" Chord: North 18°18'50" East 68.79 feet; thence South 63°02'52" East 58.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 171.00 feet (radius bears: South 63°02'52" East) a distance of 20.48 feet through a central angle of 06°51'44" Chord: South 23°31'16" West 20.47 feet; thence East 564.13 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 170.99 feet (radius bears: North 80°59'32" West) a distance of 1.57 feet through a central angle of 00°31'33" Chord: North 08°44'41" East 1.57 feet; thence North 08°28'56" East 5.13 feet; thence South 81°31'04" East 58.00 feet; thence South 69°07'30" East 168.06 feet; thence South 20°42'10" West 61.84 feet; thence South 09°30'20" West 51.50 feet; thence South 20°42'10" West 367.95 feet; thence South 69°30'43" East 106.51 feet; thence North 10°28'27" East 24.88 feet; thence along the arc of a curve to the right with a radius of 229.00 feet a distance of 40.88 feet through a central angle of 10°13'43" Chord: North 15°35'18" East 40.83 feet; thence North 20°42'10" East 5.56 feet; thence South 69°17'50" East 58.00 feet; thence South 89°28'57" East 449.05 feet; thence East 58.00 feet; thence South 28.45 feet; thence East 110.47 feet to the Westerly line of Wyndom Highlands No. 1 Subdivision, as monumented and constructed according to the official plat thereof; thence South 00°00'20" West (record: South) along said plat 228.85 feet; thence North 89°41'25" West (record: North 89°41'45" West) along said plat 229.18 feet to the Northwest corner of Lot 156 of said plat; thence South 00°00'20" West (record: South) along said plat 0.93 feet to the Northeast corner of Love Estates Subdivision, as monumented and constructed according to the official plat thereof; thence North 89°32'21" West along said plat 753.47 feet to the Northwest corner of Lot 11 of said plat; thence West 30.85 feet to a point on the said Boundary Line Agreement recorded in Deed Book 6725 at Page 47 of the official records of Davis County; thence West along said Agreement 19.60 feet; thence North 76°11'00" West along said Agreement 439.86 feet; thence South 89°48'00" West along said Agreement 15.80 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point located North 00°07'20" East along the section line 563.58 feet and East 48.56 feet from the West quarter corner of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence North 83.29 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 50.00 feet (radius bears: North 66°47'09" West) a distance of 212.84 feet through a central angle of 243°53'50" Chord: North 34°50'14" West 84.85 feet; thence North 95.06 feet; thence East 541.00 feet; thence South 20°52'30" West 113.37 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 21.59 feet through a central angle of 82°29'00" Chord: South 62°07'00" West 19.78 feet; thence North 76°38'30" West 11.61 feet; thence South 13°21'30" West 58.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right

having a radius of 15.00 feet (radius bears: South 13°21'30" West) a distance of 25.53 feet through a central angle of 97°31'00" Chord: South 27°53'00" East 22.56 feet; thence South 20°52'30" West 63.29 feet; thence West 397.95 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

A portion of the Northwest quarter of Section 10, and the Northeast quarter of Section 9, Township 4 North, Range 1 West, Salt Lake Base and Meridian, located in Layton, Utah, more particularly described as follows:

Beginning at a point located North 00°07'20" East along the section line 361.31 feet and East 200.39 feet from the West quarter corner of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence East 294.51 feet; thence South 01°22'00" West 60.17 feet; thence North 89°57'46" West 50.51 feet; thence North 76°04'47" West 249.90 feet to the point of beginning.

Tax Id No.: 09-050-0098 and 09-050-0055

Mail Recorded Deed and Tax Notice To:  
Mecham Meadows, LLC, a Utah limited liability company  
1450 West 1850 North  
Lehi, UT 84043



File No.: 88333-DP

### QUIT CLAIM DEED

**Matthew H. Love and Angie Love**

**GRANTOR(S)** of Layton, State of Utah, hereby Quit-claims to

**Mecham Meadows, LLC, a Utah limited liability company**

**GRANTEE(S)** of Lehi, State of Utah

**for the sum of Ten and no/100 (\$10.00) DOLLARS**

and other good and valuable consideration, the following described tract of land in **Davis** County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

*09-050-0103*

**TAX ID NO.:** ~~09-050-0098 and 09-050-0055~~ (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this *9<sup>th</sup>* day of February, 2019.

*Matthew H Love*  
\_\_\_\_\_  
Matthew H. Love  
*Angie Love*  
\_\_\_\_\_  
Angie Love

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this *9<sup>th</sup>* of February, 2019 by Matthew H. Love and Angie Love.

*Megan Sevy*  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

A portion of the Northwest quarter of Section 10, and the Northeast quarter of Section 9, Township 4 North, Range 1 West, Salt Lake Base and Meridian, located in Layton, Utah, more particularly described as follows:

Beginning at a point located North  $00^{\circ}07'20''$  East along the section line 361.31 feet and East 200.39 feet from the West quarter corner of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence East 294.51 feet; thence South  $01^{\circ}22'00''$  West 60.17 feet; thence North  $89^{\circ}57'46''$  West 50.51 feet; thence North  $76^{\circ}04'47''$  West 249.90 feet to the point of beginning.