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BK 7599 PG 854

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/21/2020 10:24:00 AM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-M

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

SimonCRE JC ASU V, LLC  
6900 East 2nd Street  
Scottsdale AZ 85251  
Attn: Joshua Simon

(space above this line for Recorder's use only)

### SPECIAL WARRANTY DEED

That **Marie SueKawa**, as **Personal Representative of the Estate of Fusaye Kano**, pursuant to **Case No. 143700211, Second Judicial Court, Davis County, Utah** (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to him in hand paid, the receipt of which is hereby acknowledged, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto **SimonCRE JC ASU V, LLC, an Arizona limited liability company** (hereinafter referred to as "Grantee"), all of the following described property situated in the County of Davis, State of Utah, and more particularly described on the attached **EXHIBIT A** together with all improvements situated thereon (the "Property"), and

TO HAVE AND TO HOLD, the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, its successors and assigns forever.

SUBJECT to and as AFFECTED by, however, all covenants, easements, restrictions, reservations, conditions and rights appearing of record; and SUBJECT to any state of facts which an accurate survey would show.

Grantor hereby binds himself, his successors and assigns, to WARRANT and forever DEFEND, with the exceptions stated above, all and singular, the said Property unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Tax Parcel No. 12-092-0146.

[SIGNATURES BELOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 17<sup>th</sup> day of September, 2020.

GRANTOR:

Marie SueKawa, as Personal Representative of the Estate of Fusaye Kano,  
pursuant to Case No. 143700211, Second Judicial Court, Davis County, Utah

By: Marie Suekawa  
Marie SueKawa  
Personal Representative

ACKNOWLEDGMENT

STATE OF Utah  
County of Weber ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2020 by Marie SueKawa, as Personal Representative of the Estate of Fusaye Kano, pursuant to Case No. 143700211, Second Judicial Court, Davis County, Utah.

[Signature]  
Notary Public

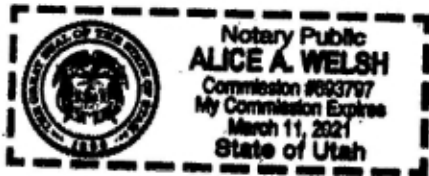


Exhibit A

LEGAL DESCRIPTION OF PROPERTY

The Land is described as follows: Real property in the County of Davis, State of UT, described as follows:

BEGINNING 5 CHAINS WEST FROM THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 5 CHAINS; THENCE WEST 2 CHAINS; THENCE NORTH 5 CHAINS; THENCE EAST 2 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING PORTION OF THE PROPERTY CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 07, 2008, AS ENTRY NO. 2384694, IN BOOK 4589, AT PAGE 705 OF OFFICIAL RECORDS,

ALSO AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 11, 2008, AS ENTRY NO. 2391787, IN BOOK 4613, AT PAGE 169 OF OFFICIAL RECORDS,

ALSO AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 16, 2008, AS ENTRY NO. 2398903, IN BOOK 4637, AT PAGE 506 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 330.00 FEET NORTH 89°11'50" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 16; AND RUNNING THENCE SOUTH 00°48'10" WEST 33.00 FEET; THENCE NORTH 89°11'50" WEST 132.00 FEET TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, AT A POINT 35.85 FEET RADIALLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 31+87.66; THENCE NORTH 00°48'10" EAST 33.00 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 89°11'50" EAST 132.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM LOT 2, GERTGE BUSINESS PARK AND LOT 1 OF GERTGE BUSINESS PARK LOT 1 & RAMPTON MEDICAL PLAZA LOT 2 AMENDED, ACCORDING TO THE OFFICIAL PLATS THEREOF.

Said property is also known by the street address of: 2071 West 1700 South, Syracuse, UT 84075

Tax Parcel No. 12-092-0146