

When recorded, please return to:
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E 3168115 B 7290 P 1296-1300
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/24/2019 2:45:00 PM
FEE \$40.00 Pgs: 5
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AGE

114084- CAF

TIN 08-052-0255, 08-052-0258, 08-054-0109 & 08-054-0110

SPECIAL WARRANTY DEED

Pioneer Legacy Properties II, LC, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS against all persons claiming by, through or under Grantor, but not otherwise, to Gary M. Wright, Grantee, for the sum of ten dollars and other good and valuable consideration, the following described parcel of real property (the "Property") in Davis County, Utah:

COMMERCIAL PARCEL

BEGINNING AT A POINT ON THE EAST LINE OF THE PROPERTY CONVEYED TO JKC, LLC, IN A WARRANTY DEED RECORDED AS ENTRY #1120111, DAVIS COUNTY RECORDER, SAID POINT BEING SOUTH 00°07'44" EAST 190.13 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°29'27" EAST 673.41 FEET FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 01°25'47" EAST 179.73 FEET ALONG SAID EAST LINE TO A CORNER OF SAID JKC, LLC, PROPERTY; THENCE NORTH 89°24'00" WEST 206.68 FEET ALONG THE NORTH LINE OF SAID JKC, LLC, PROPERTY TO A CORNER OF THAT PROPERTY CONVEYED TO PIONEER LEGACY PROPERTIES II, LC, IN A QUIT-CLAIM DEED RECORDED AS ENTRY #2324500, DAVIS COUNTY RECORDER; THENCE NORTH 44°57'26" WEST 14.96 FEET ALONG THE EASTERLY LINE OF SAID CONVEYANCE TO A CORNER OF THE PROPERTY CONVEYED TO HNJ INVESTMENT COMPANY LLC IN A WARRANTY DEED RECORDED AS ENTRY #3069668, DAVIS COUNTY RECORDER; THENCE ALONG SAID HNJ INVESTMENT COMPANY LLC PROPERTY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 73°16'20" EAST 31.99 FEET, 2) NORTH 28°10'09" EAST 54.56 FEET, 3) NORTH 72°28'00" WEST 15.99 FEET, 4) NORTH 11°31'43" EAST 91.02 FEET, 5) NORTH 24°42'50" EAST 151.15 FEET TO THE SOUTH LINE OF THE PROPOSED RIGHT OF WAY FOR LAGOON DRIVE; THENCE EASTERLY AND SOUTHERLY ALONG SAID PROPOSED SOUTH RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 89°07'15" EAST 121.01 FEET TO A 167.00-FOOT-RADIUS CURVE TO THE RIGHT, 2) SOUTHEASTERLY 222.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°15'16", CHORD BEARS SOUTH 50°59'37" EAST 206.21 FEET, TO A POINT OF TANGENCY, 3) SOUTH 12°51'59" EAST 176.26 FEET TO A 433.00-FOOT-RADIUS CURVE TO THE LEFT, 4) SOUTHEASTERLY 148.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°42'48", CHORD BEARS SOUTH 22°43'23" EAST 148.25 FEET, TO A POINT OF TANGENCY, 5) SOUTH 32°34'47" EAST 52.72 FEET TO AN EXISTING FENCE ON THE NORTH LINE OF THE PROPERTY CONVEYED TO G.M.W. DEVELOPMENT, INC., IN A WARRANTY DEED RECORDED AS ENTRY #3008056, DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID FENCE AND NORTH LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°29'44" WEST 147.01 FEET, 2) NORTH 88°29'27" WEST 30.25

FEET, 3) NORTH 89°29'27" WEST 138.51 FEET TO THE EAST LINE OF SAID CONVEYANCE TO JKC, LLC, AND TO THE POINT OF BEGINNING, CONTAINS 3.376 ACRES.

ROADWAY PARCEL

BEGINNING AT A POINT ON THE EAST LINE OF THE PROPERTY CONVEYED TO JKC, LLC, IN A WARRANTY DEED RECORDED AS ENTRY #1120111, DAVIS COUNTY RECORDER, SAID POINT BEING SOUTH 00°07'44" EAST 190.13 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°29'27" EAST 673.41 FEET TO AN EXISTING FENCE ON THE NORTH LINE OF THE PROPERTY CONVEYED TO G.M.W. DEVELOPMENT, INC., IN A WARRANTY DEED RECORDED AS ENTRY #3008056, DAVIS COUNTY RECORDER'S OFFICE AND ALONG SAID FENCE AND NORTH LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°29'27" EAST 138.51 FEET, 2) SOUTH 88°29'27" EAST 30.25 FEET, 3) SOUTH 89°29'44" EAST 147.01 FEET FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTHERLY AND WESTERLY ALONG SAID PROPOSED SOUTH RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: 1) NORTH 32°34'47" WEST 52.72 FEET TO A 433.00-FOOT-RADIUS CURVE TO THE RIGHT, 2) NORTHWESTERLY 148.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°42'48", CHORD BEARS NORTH 22°43'23" WEST 148.25 FEET, TO A POINT OF TANGENCY, 3) NORTH 12°51'59" WEST 176.26 FEET TO A 167.00-FOOT-RADIUS CURVE TO THE LEFT, 4) NORTHWESTERLY 222.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°15'16", CHORD BEARS NORTH 50°59'37" WEST 206.21 FEET, TO A POINT OF TANGENCY, 5) NORTH 89°07'15" WEST 121.01 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO HNJ INVESTMENT COMPANY LLC IN A WARRANTY DEED RECORDED AS ENTRY #3069668, DAVIS COUNTY RECORDER, 6) NORTH 89°07'15" WEST 95.89 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°52'45" EAST 66.00 FEET TO THE NORTH LINE OF SAID PROPOSED RIGHT OF WAY FOR LAGOON DRIVE; THENCE EASTERLY AND SOUTHERLY ALONG SAID PROPOSED SOUTH RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 89°07'15" EAST 216.90 FEET TO A 233.00-FOOT-RADIUS CURVE TO THE RIGHT, 2) SOUTHEASTERLY 310.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°15'16", CHORD BEARS SOUTH 50°59'37" EAST 287.71 FEET, TO A POINT OF TANGENCY, 3) SOUTH 12°51'59" EAST 176.26 FEET TO A 367.00-FOOT-RADIUS CURVE TO THE LEFT, 4) SOUTHEASTERLY 126.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°42'48", CHORD BEARS SOUTH 22°43'23" EAST 125.65 FEET, TO A POINT OF TANGENCY, 5) SOUTH 32°34'47" EAST 95.37 FEET TO THE EXISTING FENCE ON THE NORTH LINE OF SAID CONVEYANCE TO G.M.W. DEVELOPMENT, INC.; THENCE NORTH 89°29'44" WEST 78.77 FEET ALONG SAID FENCE AND NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 1.319 ACRES.

RESIDENTIAL PARCEL

BEGINNING AT A POINT ON THE EAST LINE OF THE PROPERTY CONVEYED TO JKC, LLC, IN A WARRANTY DEED RECORDED AS ENTRY #1120111, DAVIS COUNTY RECORDER, SAID POINT BEING SOUTH 00°07'44" EAST 190.13 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°29'27" EAST 673.41 FEET TO AN EXISTING FENCE ON THE NORTH LINE OF THE PROPERTY CONVEYED TO G.M.W.

DEVELOPMENT, INC., IN A WARRANTY DEED RECORDED AS ENTRY #3008056, DAVIS COUNTY RECORDER'S OFFICE AND ALONG SAID FENCE AND NORTH LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°29'27" EAST 138.51 FEET, 2) SOUTH 88°29'27" EAST 30.25 FEET, 3) SOUTH 89°29'44" EAST 225.78 FEET FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTHERLY AND WESTERLY ALONG SAID PROPOSED SOUTH RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 32°34'47" WEST 95.37 FEET TO A 367.00-FOOT-RADIUS CURVE TO THE RIGHT, 2) NORTHWESTERLY 126.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°42'48", CHORD BEARS NORTH 22°43'23" WEST 125.65 FEET, TO A POINT OF TANGENCY, 3) NORTH 12°51'59" WEST 176.26 FEET TO A 233.00-FOOT-RADIUS CURVE TO THE LEFT, 4) NORTHWESTERLY 310.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°15'16", CHORD BEARS NORTH 50°59'37" WEST 287.71 FEET, TO A POINT OF TANGENCY, 5) NORTH 89°07'15" WEST 216.90 FEET; THENCE NORTH 00°52'45" EAST 296.06 FEET TO A POINT ON THE SOUTH LINE OF NORTH MAIN STREET CHURCH SUBDIVISION; THENCE NORTH 88°47'01" EAST 216.56 FEET ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION TO A CORNER; THENCE ALONG AN OLD FENCE FOR THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°18'04" EAST 156.83 FEET, 2) NORTH 87°18'01" EAST 55.40 FEET, 3) NORTH 88°46'58" EAST 55.45 FEET, BEING ON THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO RODNEY AND PATRICIA HESS, AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AS ENTRY #2309315, DAVIS COUNTY RECORDER; THENCE SOUTH 07°08'30" EAST 199.96 FEET; THENCE SOUTH 40°20'23" EAST 113.30 FEET; THENCE SOUTH 00°00'00" EAST 76.72 FEET; THENCE SOUTH 88°58'40" EAST 336.68 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106); THENCE SOUTH 33°47'27" EAST 202.89 FEET ALONG SAID WESTERLY LINE TO A POINT OF CURVATURE WITH A 3404.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.11 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°42'31", CHORD BEARS SOUTH 33°26'12" EAST 42.11 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED RECORDED AS ENTRY #2917878, DAVIS COUNTY RECORDER; THENCE NORTH 88°37'15" WEST 138.88 FEET ALONG SAID NORTH LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 01°22'45" WEST 114.90 FEET ALONG THE WEST LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 89°24'00" EAST 212.57 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106) AND TO A NON-TANGENT POINT OF CURVATURE WITH A 3404.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 99.72 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 01°40'41", CHORD BEARS SOUTH 29°59'13" EAST 99.72 FEET; THENCE NORTH 89°21'57" WEST 111.86 FEET; THENCE SOUTH 00°36'03" WEST 93.95 FEET TO THE NORTH LINE OF THE WOOD PARCEL, AS DESCRIBED IN EXHIBIT "E" OF A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #3008055, DAVIS COUNTY RECORDER; THENCE NORTH 89°21'57" WEST 418.38 FEET ALONG SAID NORTH WOOD LINE TO A CORNER OF SAID WOOD PROPERTY, SAID POINT BEING AT A POINT ON AN EXISTING FENCE AT THE NORTHEAST CORNER OF SAID CONVEYANCE TO G.M.W. DEVELOPMENT, INC.; THENCE NORTH 89°29'44" WEST 69.48 FEET ALONG SAID FENCE AND NORTH LINE TO THE POINT OF BEGINNING, CONTAINS 10.170 ACRES.

a part of APNs: 08-052-0255, 08-052-0258, 08-054-0109, and 08-054-0110

TOGETHER WITH all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof.

SUBJECT TO: (1) property taxes and assessments which are not shown as existing liens by the public records; (2) all covenants, conditions, restrictions, easements, rights-of-way and reservations of record; (3) discrepancies, conflicts in boundary lines, shortage in area, encroachments, easements, rights-of-way, and any facts which a correct survey and inspection of the Property would disclose and which are not shown by the public records; and (4) the exceptions identified on Exhibit "A" attached hereto and incorporated herein by this reference.

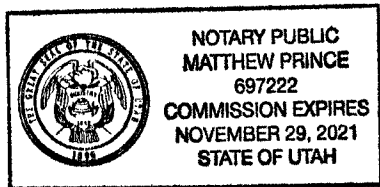
WITNESS the hand of Grantor this 21 day of June, 2019.

Pioneer Legacy Properties II, LC
a Utah limited liability company

By: Craig L. Hess
Craig L. Hess
Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Dawson)

On June 21st, 2019, Craig L. Hess personally appeared before me and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same in his capacity as Manager of Pioneer Legacy Properties II, LC.



[Signature]
Notary Public

Exhibit "A"

Permitted Exceptions

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. a) Unpatented mining claims; b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; c) water rights, claims or title to water, whether or not the matters excepted under a), b), or c) are shown by the Public Records.
6. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
7. Taxes for the year 2019 accruing as a lien not yet due and payable.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
9. Claim, right, title or interest to water or water rights whether or not shown by the public records.
10. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Property.
11. Reservations as contained in that certain Patent, recorded October 19, 1889 as Entry No. 4736 in Book K at Page 588.
12. Right of way as disclosed in that certain Warranty Deed, dated April 27, 1979 and recorded April 30, 1979 as Entry No. 530138 in Book 765 at Page 832.
13. Right of way and easement as disclosed in that certain Warranty Deed, dated March 30, 1992 and recorded April 8, 1992 as Entry No. 966693 in Book 1486 at Page 254.
14. Easement in favor of the U S West Communications, Inc., a Colorado corporation, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the Property, recorded October 28, 1993, as Entry No. 1071239, in Book 1680, at Page 32.
15. Right of way as disclosed in that certain Quit-Claim Deed, recorded March 19, 2001 as Entry No. 1646283 in Book 2768 at Page 329.
16. Easement, reservations, terms, conditions and provisions contained in that certain Warranty Deed, dated August 10, 1994 and recorded August 11, 1994 as Entry No. 1136191 in Book 1790 at Page 733.