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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/1/2017 2:44:00 PM
FEE \$23.00 Pgs: 7
DEP eCASH REC'D FOR US TITLE COMPANY OF U

WHEN RECORDED MAIL TO: Woodside Homes of Utah LLC 460 West 50 North, Ste. 200 Salt Lake City, UT 84101 U.S. Title #DV75932SG

SPECIAL WARRANTY DEED

Jensen Brothers Davis County Properties, L.L.C., a Utah Limited Liability Company
Grantor

of Ogden, County of Weber, State of Utah,

hereby CONVEYS and SPECIALLY WARRANTS against all claiming under or through Grantor, to

Woodside Homes of Utah, LLC, a Utah limited liability company,

Grantee

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of

Ten Dollars and other good and valuable considerations-----

the following described tract of land in Davis County, State of Utah, together with all rights and privileges appurtenant thereto, to-wit:

Please see attached Exhibit "A" by reference hereto made a part hereof.

Parcel I.D. # 12-103-0084, 12-104-0200 and 12-104-0199

Subject to Easements, Covenants, Restrictions, Rights, Rights of Way, and Reservations appearing of record and general and special taxes for the year 2017 and each year thereafter.

AND the Grantor hereby binds itself to warrant and defend the title as against the acts of Grantor and no other, subject to the matters above set forth.

WITNESS the hand of said grantors, this 22 day of May, 2017.

Jensen Brothers Davis County

Properties, LLC

By: Adrianna Jensen, Authorized Agent DATE

By: Katrina Jensen, Authorized Agent	DATE
By: Amanda Jensen, Authorized Agent	DATE
By: Katrina Jensen, Co-Trustee of the Jill Jensen Trust	DATE S-23-17
By: Adrianna Jensen, Co-Trustee of the Jill Jensen Trust	DATE
State of Florida) :ss County of)	
who being by me duly sworn did say, the Authorized Agent of Jensen Brothers Da	avis County Properties, LLC, a Utah Limited of foregoing instrument was signed on behalf of Articles of Organization and she duly
Notary Public My Commission Expires: Residing at:	
State of Nevada) :ss	
County of)	
who being by me duly sworn did say, the Authorized Agent of Jensen Brothers Da	avis County Properties, LLC, a Utah Limited d foregoing instrument was signed on behalf of Articles of Organization and she duly
Notary Public My Commission Expires: Residing at:	

State of Virginia)	
County of Frederal	:ss)	
On the day of May who being by me duly sworn of Authorized Agent of Jensen B	and say, that she, the solonty county e within and foregoing nority of its Articles of the Limited Company exe	Properties, LLC, a Utah Limited instrument was signed on behalf of
State of Nevada)	
County of	:ss)	
as Co-Trustee of the Jill Jense County Properties, LLC, a Uta foregoing instrument was sign Articles of Organization and executed the same.	en Trust, the Authorize ah Limited Liability Con ned on behalf of said Li	beared before me Katrina Jensen, and Agent of Jensen Brothers Davis inpany and that the within and imited Company by authority of its d to me that said Limited Company
Notary Public My Commission Expires: Residing at:		
State of Virginia)	
County of Tredered	:ss)	
as Co-Trustee of the Jill Jense County Properties, LLC, a Uta foregoing instrument was sign	en Trust, the Authorize th Limited Liability Conted on behalf of said Literach duly acknowledge. Corted My Committee Contended to the My Contende	peared before me Adrianna Jensen, and Agent of Jensen Brothers Davis an pany and that the within and smited Company by authority of its doto me that said Limited Company CHRISTINA DUNLAP Notary Public mmonwealth of Virginia gistration No. 7721937 mission Expires Jul 31, 2021

Mus)	23 May 201	7	
By! Katrina Jensen, Authorize	d Agent 少AIE		
By: Amanda Jensen, Authorize	ed Agent DATE		
Aug-	J3 May 3	617	
By: Katrina Jensen, Co-Truste Jill Jensen Trust	e of the DATE		
By: Adrianna Jensen, Co-Trus Jill Jensen Trust	tee of the DATE		
State of Florida) :ss		
County of)		
On the day of May who being by me duly sworn of Authorized Agent of Jensen B Liability Company and that the said Limited Company by authorized acknowledged to me that said	did say, that she, to rothers Davis Cou within and foregonority of its Articles	the said Amanda Jens unty Properties, LLC, oing instrument was s s of Organization and	sen, is the a Utah Limited igned on behalf of
Notary Public My Commission Expires: Residing at:	-		
State of Nevada)		
County of <u>Clark</u>	:ss)		
On the 23 day of May who being by me duly sworn of Authorized Agent of Jensen B Liability Company and that the said Limited Company by authorized to me that said Alcandam.	lid say, that she, t rothers Davis Cou within and forego nority of its Articles	the said Katrina Jense unty Properties, LLC, a oing instrument was s s of Organization and	en, is the a Utah Limited igned on behalf of
Notary Public My Commission Expires: 14, Residing at: Las Vegas, NV.	118	R. ALCA NOTARY STATE OF My Commission E Certificate No	PUBLIC NEVADA xpires: 12-14-18

State of Virginia)
County of	:ss)
who being by me duly sworn Authorized Agent of Jensen E Liability Company and that th said Limited Company by aut	ny, 2017, personally appeared before me Adrianna Jensen did say, that she, the said Adrianna Jensen, is the Brothers Davis County Properties, LLC, a Utah Limited be within and foregoing instrument was signed on behalf of thority of its Articles of Organization and she duly d Limited Company executed the same.
Notary Public My Commission Expires:	Residing at:
State of Nevada)
County of Clark	iss)
as Co-Trustee of the Jill Jens County Properties, LLC, a Uta foregoing instrument was sign	R. ALCANTAR NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-14-18 Certificate No: 07-2414-1
State of Virginia)
County of	:ss)
as Co-Trustee of the Jill Jens County Properties, LLC, a Uta foregoing instrument was sigr	y, 2017, personally appeared before me Adrianna Jensen, en Trust, the Authorized Agent of Jensen Brothers Davis ah Limited Liability Company and that the within and ned on behalf of said Limited Company by authority of its each duly acknowledged to me that said Limited Company
Notary Public My Commission Expires: Residing at:	

By: Katrina Jensen, Authorized Agent DATE
al 9 5.22.2017
By: Amanda Jensen, Authorized Agent DATE Produced DL
DA MA
By: Katrina Jensen, Co-Trustee of the DATE Jill Jensen Trust
A A
By: Adrianna Jensen, Co-Trustee of the DATE Jill Jensen Trust
State of Florida)
County of Hillsborough
On the day of May, 2017, personally appeared before me Amanda Jensen, who being by me duly sworn did say, that she, the said Amanda Jensen, is the Authorized Agent of Jensen Brothers Davis County Properties, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and she duly acknowledged to me that said Limited Company executed the same.
Notary Fublic My Commission Expires: 514(8 Residing at: J. FLAVIEN Notary Public - State of Florida My Comm. Expires May 11, 2018 Commission # FF 121693
State of Nevada):ss
County of)
On the day of May, 2017, personally appeared before me Katrina Jensen, who being by me duly sworn did say, that she, the said Katrina Jensen, is the Authorized Agent of Jensen Brothers Davis County Properties, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and she duly acknowledged to me that said Limited Company executed the same.
Notary Public My Commission Expires: Residing at:

EXHIBIT "A" (of record)

Parcel 1: 12-103-0084

Beginning at a point 2547.2 feet South from the Northeast corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, and running thence West 1666.5 feet; thence South 92.8 feet; thence West 313.5 feet; thence South 1160.48 feet, more or less, to the North line of property conveyed in Special Warranty Deed as Parcel 1, recorded November 30, 2016 as Entry No. 2985315 in Book 6652 at Page 332 of Davis County Records; thence along said line the following course: thence East 1267.07 feet; thence North 00°11'36" East 15.51 feet; thence South 89°59'27" East 723.00 feet; thence North 00°11'36" East 1124.05 feet to the point of beginning.

Parcel 2: 12-104-0199

Beginning at a point 1855.28 feet, more or less, North from the Southeast corner of the Southwest Quarter of Section 22, Township 4 North, Range 2 West, Salt Lake Base & Meridian, said point being on the North line of property conveyed in Special Warranty Deed recorded November 30, 2016 as Entry No. 2985315 in Book 6652 at Page 332 of Davis County Records, thence along said line the following Eight courses: South 87°54'00" West 68.03 feet and South 89°43'00" West 239.50 feet and South 89°55'00" West 510.50 feet and North 89°49'00" West 331.00 feet and South 89°55'00" West 1045.00 feet and South 89°36'00" West 253.50 feet and South 89°24'00" West 80.50 feet and South 89°47'00" West 85.00 feet to the East line of a street; thence North 18.89 feet, more or less, along said street; thence East 2607.00 feet to the East line of said Southwest Quarter; thence South 9.22 feet, more or less, to the point of beginning.

Parcel 3: 12-104-0200

Beginning 50 rods North and North 89°58'45" West 337.56 feet from the Southeast corner of the Southwest Quarter of Section 22, Township 4 North, Range 2 West, Salt Lake Base & Meridian, and running thence West 2281.47 feet to the East line of a street; thence North 510.56 feet, more or less, along said street to the South line of property conveyed in Special Warranty Deed recorded November 30, 2016 as Entry No. 2985315 in Book 6652 at Page 332 of Davis County Records; thence along said line the following Two courses: North 89°54'34" East 2281.47 feet and South 514.48 feet to the point of beginning.