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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/12/2018 2:53:00 PM
FEE \$15.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-N

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Aero Luxury Townhomes, LLC
1787 West 2320 South
Salt Lake City, Utah 84119

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-902616-SLC1 (jt)**
A.P.N.: **09-035-0048, 09-035-0049**

Parley's Partners, LLC, a Utah Limited Liability Company and Parleys Partners, LLC, a Utah Limited Liability Company, Grantor, of **Salt Lake City , Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Aero Luxury Townhomes LLC, a Utah limited liability company, Grantee, of **Salt Lake City , Salt Lake** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

PARCEL 1:

BEGINNING AT A POINT SOUTH 0°03' WEST 125.0 FEET ALONG THE SECTION LINE AND NORTH 89°52' WEST 458.6 FEET AND SOUTH 81°13' WEST 511.0 FEET AND SOUTH 0°17' WEST 345.91 FEET AND SOUTH 89°52' EAST 3.69 FEET AND SOUTH 0°52'32" WEST 255.65 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF LAYTON, AND RUNNING THENCE SOUTH 0°52'32" WEST 198.01 FEET; THENCE NORTH 89°40'48" WEST 290.01 FEET TO THE EAST LINE OF 400 WEST STREET; THENCE NORTH 0°17' EAST 198.00 FEET; THENCE SOUTH 89°52' EAST 292.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE RIGHT OF WAY IN PERPETUITY OVER THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 400 WEST STREET; SAID POINT BEARING SOUTH 0°03'00" WEST 125.00 FEET ALONG THE SECTION LINE; NORTH 89°52'00" WEST 458.6 FEET; SOUTH 81°13'00" WEST 511.00 FEET; SOUTH 0°17'00" WEST 345.91 FEET; SOUTH 89°52'00" EAST 3.69 FEET AND SOUTH 0°52'32" WEST 453.66 FEET AND NORTH 89°40'48" WEST 290.01 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8; RUNNING THENCE SOUTH 89°40'48" EAST 55.00 FEET; THENCE SOUTH 0°17'00" WEST 55.00 FEET; THENCE NORTH 89°40'48" WEST 55.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 0°17'00" EAST 55.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

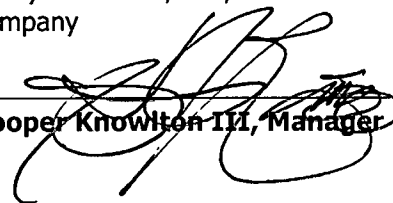
PARCEL 2:

A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 0°03' WEST 125.00 FEET ALONG THE SECTION LINE, NORTH 89°52' WEST 458.6 FEET; SOUTH 81°13' WEST 511.00 FEET, SOUTH 0°17' WEST 345.91 FEET; SOUTH 89°52' EAST 3.69 FEET AND SOUTH 0°52'32" WEST 453.66 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8, RUNNING THENCE SOUTH 0°52'32" WEST 52.26 FEET; THENCE SOUTH 52°03'47" WEST 165.82 FEET, THENCE SOUTH 82°39'25" WEST 160.62 FEET TO THE EAST RIGHT OF WAY LINE OF 400 WEST STREET; THENCE NORTH 0°17'00" EAST 176.35 FEET ALONG SAID LINE, THENCE SOUTH 89°40'48" EAST 290.01 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2018** and thereafter.

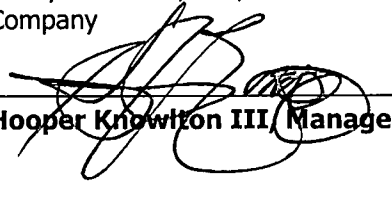
Witness, the hand(s) of said Grantor(s), this **June 12, 2018** .

Parley's Partners, LLC, a Utah Limited Liability Company



Hooper Knowlton III, Manager


Parleys Partners, LLC, a Utah Limited Liability Company



Hooper Knowlton III, Manager

STATE OF Utah)
)
)
COUNTY OF Salt Lake)
)

On June 12, 2018, personally appeared before me, **Hooper Knowlton III, Manager of Parley's Partners, LLC, a Utah Limited Liability Company and Hooper Knowlton III, Manager of Parleys Partners, LLC, a Utah Limited Liability Company**, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public
Toni Foster

(Printed Name)
My Commission expires: 8/4/20_____

