

AFTER RECORDING RETURN TO:
NeilMark Properties, LLC
PO Box 2000
Layton, Utah 84041

E 150352 B 358 P 1058
Date 24-Feb-2020 04:45PM
Fee: \$40.00 ACH
Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY
Recorded Electronically by Simplifile

SPECIAL WARRANTY DEED

Sevenway, LLC, a Utah limited liability company,

of Davis County, Utah, Grantor, hereby conveys and warrants against all who claim by,
through, or under the Grantor to

NeilMark Properties, LLC a Utah limited liability company, ^{an undivided 50% interest} Grantee, of Davis County,
Utah, for the sum of Ten Dollars and other good and valuable consideration the following
described tract of land in Morgan, Utah, to wit:

See Exhibit A (the "Property").

Subject to easements, restrictions, covenants, conditions, restrictions and rights of
way appearing of record or enforceable in law and equity, and to general property taxes
for 2020 and thereafter.

Witness the hand of said Grantor this 4 day of February , 2020

GRANTOR:

Sevenway, LLC
a Utah limited liability company
By: Mark Thayne
Mark Thayne, Manager

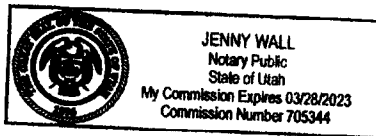
ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

NOTARIZATION

STATE OF UTAH
DAVIS COUNTY

Personally came before me this 4 day of Feb, 2020, Mark Thayne,
known to me personally or identified by satisfactory evidence to be the person who
executed the foregoing instrument, and he acknowledged that he executed the foregoing
instrument as the Manager of Sevenway, LLC, a Utah limited liability company, and he
stated to me that he did so with authority and that his signature was the act of such LLC.

Jenny Wall
Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

A 50% Undivided Interest in the following Parcel:

Beginning at a point located on the West line of Lot 24, Mahogany Ridge Phase 2 Subdivision, a Plat recorded at the Morgan County Recorder's office, said point being located South 89°41'38" West along section line 272.88 feet from the Northeast corner of Section 26, Township 4 North, Range 2 East, Salt Lake Base and Meridian (the basis of bearing for this description is North 04°45'21" West 1099.46 feet measured between centerline monuments along Mahogany Ridge Road located at Mountain View Drive (900 East) and Eagle View Drive (1100 East) and running thence Southerly along the Westerly boundary of said subdivision the following (2) courses: South 00°50'13" East 100.01 feet (100.14 feet by record) to the North line of Eagle View Drive, and South 52°30'01" West 120.31 feet to a point on the South line of said street; thence South 59°30'08" West 25.41 feet; thence South 20°06'11" East 138.04 feet parallel with and offset 25 feet Westerly from the West line of Lot 20 of said subdivision returning to the boundary thereof; thence continuing again Southerly along said boundary the following (4) courses: (1) South 33°30'11" West 48.31 feet, (2) South 41°41'07" West 224.44 feet, (3) South 09°32'34" East 153.07 feet, and (4) North 60°41'19" East 131.02 feet to the Westerly boundary of Mahogany Ridge Phase 1 Subdivision, a Plat recorded at the Morgan County Recorder's office; thence Southwesterly along the boundary of said subdivision the following (6) courses: (1) Southerly 22°00'02" East 130.23 feet to the North line of Grandview Drive, (2) South 07°08'13" East 62.66 feet to a point on the Southerly line of said street, (3) South 23°05'57" East 118.54 feet, (4) South 59°47'27" West 77.78 feet, (5) South 08°43'13" East 16.85 feet, and (6) South 54°10'39" West 218.35 feet (South 54°10'23" West 218.27 feet by record) to the Northerly line of Mahogany Ridge Phase 3 Subdivision, as recorded at the Morgan County Recorder's office; thence Westerly along the Northerly line of said subdivision the following (5) courses: (1) South 58°17'05" West 108.26 feet, (2) South 63°50'03" West 134.59 feet, (3) North 84°38'14" West 137.69 feet, (4) North 70°40'31" West 99.83 feet, and (5) South 75°14'43" West 332.10 feet to the Northwesterly corner of said subdivision; thence North 00°25'37" West 298.16 feet to a point on an existing fence line and the Easterly line of Neuteboom Subdivision, a Plat recorded at the Morgan County Recorder's office; thence Northerly along said fence and subdivision line the following (3) courses: (1) North 01°42'50" West 236.27 feet (North 01°27'06" East by record), (2) North 41°57'41" East 4.48 feet (North 42°13'25" East by record), and (3) North 00°15'44" West 697.88 feet (North 698.18 feet by record) to section line; thence North 89°41'38" East along section line 1018.21 feet to the point of beginning.

Tax Id No.: 00-0086-2392, Serial No. 06-291-03-02