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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/6/2016 4:54:00 PM
FEE \$14.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
Property Address or Other

WDG Eaglewood, LLC, a Utah Limited Liability Company
1178 Legacy Crossing Blvd, Suite 100
Centerville, UT 84014

Cottonwood Title

File No.: 77231-AF

SPECIAL WARRANTY DEED

EV Commercial, LLC, a Utah limited liability company

GRANTOR(S) of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

WDG Eaglewood, LLC, a Utah Limited Liability Company

GRANTEE(S) of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Davis County, State of Utah**:

SEE "EXHIBIT A"

TAX ID NO.: 01-472-0001 (for reference purposes only)


Together with all rights, titles and interests appurtenant thereto, and located therein, whether of record, enforceable in law and equity or otherwise.

SUBJECT TO: Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements of record; all applicable zoning laws and ordinances.

Dated this 6th day of May, 2016.

EV Commercial, LLC, a Utah limited liability company

By: Strategic Capital Partners, LLC, a Utah limited liability company, Its Manager

BY: 
Owen Fisher, Manager

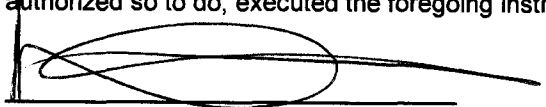
By: EV HOLDINGS, LLC, a Utah limited liability company, Its Manager

By: 
Seth Ure, Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 6th day of May, 2016, personally appeared before me Owen Fisher, who acknowledged himself to be the Manager of Strategic Capital Partners, LLC, a a Utah limited liability company, manager of EV Commercial LLC, a Utah limited liability company, and that he, as such Manager of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On the 6th day of May, 2016, personally appeared before me Seth Ure, who acknowledged himself to be the Manager of EV Holdings, LLC, a Utah limited liability company, which is manager of EV Commercial LLC, a Utah a limited liability company, and that he, as such Manager of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



EXHIBIT A

Proposed Lot 6, EAGLEWOOD VILLAGE SUBDIVISION (2ND AMENDMENT), located in the Northeast quarter of Section 11, Township 1 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Eaglewood Village Subdivision (Amended), according to the official plat thereof on file in the office of the Davis County Recorder, located South 89°53'31" West along the section line 830.10 feet and North 185.15 feet from the East quarter corner of Section 11, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence Northeasterly along the arc of a 3,245.04 foot radius non-tangent curve (radius bears: South 79°11'32" East) to the right 193.48 feet through a central angle of 03°24'57" (chord: North 12°30'56" East 193.43 feet); thence South 69°15'30" East 372.50 feet to the East line of said lot; thence along said lot the following 16 (sixteen) courses and distances: Southwesterly along the arc of a 983.50 foot radius non-tangent curve (radius bears: North 77°05'34" West) to the right 108.75 feet through a central angle of 06°20'08" (chord: South 16°04'30" West 108.69 feet); thence Southeasterly along the arc of a 2.50 foot radius non-tangent curve to the right (radius bears: South 55°46'42" West) 2.32 feet through a central angle of 53°16'42" (chord: South 07°34'57" East 2.24 feet); thence South 19°03'24" West 20.20 feet; thence along the arc of a 74.50 foot radius curve to the right 66.10 feet through a central angle of 50°50'00" (chord: South 44°28'24" West 63.95 feet) to a point of reverse curvature; thence along the arc of a 68.00 foot radius curve to the left 9.98 feet through a central angle of 08°24'20" (chord: South 65°41'13" West 9.97 feet) to a point of reverse curvature; thence along the arc of a 74.50 foot radius curve to the right 64.05 feet through a central angle of 49°15'35" (chord: South 86°06'50" West 62.10 feet); thence North 69°15'22" West 30.51 feet; thence along the arc of a 99.50 foot radius curve to the right 32.13 feet through a central angle of 18°30'12" (chord: North 60°00'16" West 31.99 feet); thence North 50°41'11" West 33.59 feet; thence along the arc of a 100.50 foot radius curve to the left 9.11 feet through a central angle of 05°11'34" (chord: North 53°20'57" West 9.11 feet) to a point of reverse curvature; thence along the arc of a 9.50 foot radius curve to the right 10.65 feet through a central angle of 64°15'30" (chord: North 23°48'59" West 10.10 feet); thence North 69°15'22" West 27.02 feet; thence Southwesterly along the arc of a 9.50 foot radius non-tangent curve to the right (radius bears: North 37°29'57" West) 9.66 feet through a central angle of 58°14'35" (chord: South 81°37'20" West 9.25 feet); thence North 69°15'22" West 26.10 feet; thence North 27°18'44" East 9.56 feet; thence North 69°15'22" West 96.21 feet to the point of beginning.