

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
JCA 800 South State, LLC
594 East 800 South, Suite E
Orem, UT 84097

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

SPECIAL WARRANTY DEED

Escrow No: **320-5903735 (dma)**
A.P.N.: **01-472-0010**

EV Commercial, LLC, Grantor, of **Bountiful**, **Davis** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

JCA 800 South State, LLC, Grantee, of **Orem**, **Utah** 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**:

A PART OF LOT 1, EAGLEWOOD VILLAGE SUBDIVISION (AMENDED), VACATING, AMENDING AND RE-SUBDIVIDING LOTS 1, 2, 3, 4 AND 5, EAGLEWOOD VILLAGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE EAST LINE OF LOT 1 OF THE EAGLEWOOD VILLAGE SUBDIVISION AMENDED, SAID POINT BEING SOUTH 0°07'13" EAST 1937.64 FEET ALONG THE SECTION LINE AND WEST 296.92 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 65°03'31" WEST 359.50 FEET;
THENCE NORTH 23°00'19" EAST 20.35 FEET;
THENCE NORTH 61°05'09" EAST 78.99 FEET;
THENCE 147.46 FEET ALONG THE ARC OF A 290 FOOT RADIUS CURVE TO LEFT THRU A CENTRAL ANGLE OF 29°08'05" (CHORD BEARS NORTH 83°18'23" EAST 145.88 FEET);
THENCE NORTH 68°44'35" EAST 68.57 FEET;
THENCE 41 FEET ALONG THE ARC OF 67.46 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 34°49'11" (CHORD BEARS NORTH 86°08'55" EAST 40.37 FEET);
THENCE 32.03 FEET ALONG THE ARC OF A 41.17 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 44°34'50" (CHORD BEARS SOUTH 54°08'44" EAST 31.23 FEET);
THENCE SOUTH 89°16'09" EAST 10.75 FEET;**

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Special Warranty Deed - continued

File No.: 320-5903735 (dma)

THENCE 57.85 FEET ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 33°08'45" (CHORD BEARS SOUTH 12°24'54" EAST 57.05 FEET); THENCE 186.56 FEET ALONG THE ARC OF 485.42 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 22°01'12" (CHORD BEARS SOUTH 15°10'06" WEST 185.41 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 August 23, 2018 .

EV Commercial, LLC

By: JF Capital, LLC; its Manager

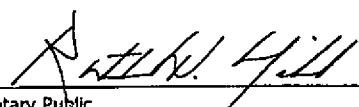
By: J. Fisher Companies, LLC; its Manager

By: 
Name: Owen Fisher
Title: Manager

STATE OF UTAH)
County of DAVIS)ss.

On AUGUST 23, 2018 before me, the undersigned Notary Public, personally appeared **Owen Fisher as Manager of J. Fisher Companies, LLC which is Manager of JF Capital, LLC which is the Manager of EV Commercial, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11.30.2021 
Notary Public

