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1/17/2020 11:46:00 AM \$84.00
Book - 10886 Pg - 905-907
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed To:
F4 Properties LLC, a Utah limited liability company
325 Oak Ln
Kaysville, UT 84037



File No.: 120046-CAF

SPECIAL WARRANTY DEED

Minerva Development Services, LLC, a Utah limited liability company, as to its undivided 1.656% Interest

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

F4 Properties LLC, a Utah limited liability company, as to an undivided 1.656% interest

GRANTEE(S) of Kaysville, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-19-255-015, 16-19-255-016, 16-19-255-017, 16-19-255-018, 16-19-255-019,
16-19-255-020, 16-19-255-021, 16-19-255-022, 16-19-255-023, 16-19-255-024,
16-19-255-025, 16-19-255-026, 16-19-255-027, 16-19-255-028, 16-19-255-029,
16-19-255-030, 16-19-255-031, 16-19-255-032, 16-19-255-033, 16-19-255-034,
16-19-255-035, 16-19-255-036, 16-19-255-037, 16-19-255-038, 16-19-255-039,
16-19-255-040, 16-19-255-041, 16-19-255-042, 16-19-255-043, 16-19-255-044,
16-19-255-045 and 16-19-255-046 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 16th day of January, 2020.

Minerva Development Services, LLC, a Utah
limited liability company

BY: David A. Paul
David A. Paul
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 16th day of January, 2020, personally appeared before me David A. Paul, who acknowledged themselves to be the Manager of Minerva Development Services, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael P Chabries
Notary Public

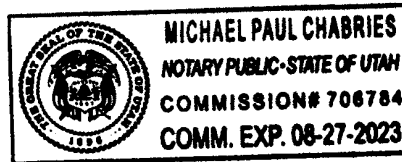


EXHIBIT A
Legal Description

Lots 101 through 132, inclusive, of S-LINE TOWNHOMES P.U.D., according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH the use and enjoyment in and to the Common Areas and Private Streets as designated on the above referenced official plat.