

WHEN RECORDED RETURN TO:  
G.M.W. Development, Inc.  
1178 W. Legacy Crossing Blvd. Ste. 100  
Centerville, Utah 84014

Tax ID No.: 09-034-0024

RESPA

WARRANTY DEED

JoAnn Stucki Bennett, GRANTOR, hereby CONVEY(S) AND WARRANT(S) to G.M.W. Development, Inc., GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

Beginning at a point which is 1660 feet East and 817.20 feet South from the Northwest Corner of Section 8, Township 4 North, Range 1 West, Salt Lake Meridian; and running thence East 270.6 feet; thence Southwesterly 78.54 feet along the arc of a 50 foot curve to the right; thence South 154.2 feet; thence West 251.78 feet more or less to a point South of the point of beginning; thence North 222.5 feet to the point of beginning.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 22 day of November, 2017.

Jo Ann Stucki Bennett  
JoAnn Stucki Bennett

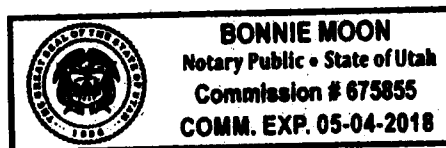
State of Utah  
County of Davis

On this 22 day of NOV., 2017, personally appeared before me, the undersigned Notary Public, personally appeared JoAnn Stucki Bennett, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

Bonnie Moon  
Notary Public

My commission expires: 5/4/18

File Number: 01459-20418  
Warranty Deed UT



E 3060318 B 6897 P 980-981  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
11/22/2017 2:53:00 PM  
FEE \$14.00 Pgs: 2  
DEP eCASH REC'D FOR STEWART TITLE INS AGENCY OF

WHEN RECORDED RETURN TO:  
G.M.W. Development, Inc.  
1178 W. Legacy Crossing Blvd. Ste. 100  
Centerville, Utah 84014

Tax ID No.: 09-038-0024

RESPA

### WARRANTY DEED

Pauline K. Winward, successor sole Trustee of the Richard Winward Amended and Restated Family Revocable Trust Agreement dated the 15th day of October, 2009, GRANTOR, hereby CONVEY(S) AND WARRANT(S) to G.M.W. Development, Inc., GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

Beginning at the Southeast Corner of Lot 2, HILLSIDE ESTATES NO. 1, and running thence South 89° 56'50" West 229.04 feet; thence North 96.01 feet; thence North 89°56'50" East 229.26 feet to West line of a street; thence South 0°08' West 96.0 feet to the point of beginning.

ALSO:

Beginning 1929.6 feet East, South 817.5 feet from the Northwest Corner of Section 8, Township 4 North, Range 1 West; Salt Lake Meridian: thence Southwesterly 78.54 feet along the right curve of an arc with a radius of 50 feet and a central angle of 90° South 154.2 feet, thence East 202.3 feet; thence North 222.5 feet; thence West 184 feet to beginning.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 22 day of NOV. 2017.

*Pauline K. Winward Successor sole Trustee*  
Pauline K. Winward, Successor Sole Trustee

WHEN RECORDED, RETURN TO:

G.M.W. DEVELOPMENT, INC.  
1178 West Legacy Crossing Blvd, Suite 100  
Centerville, Utah 84014  
Attn: Gary M. Wright

RETURNED

MAY 20 2020

09-034-0059

E 3253405 B 7517 P 2513-2514  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
05/20/2020 03:26 PM  
FEE \$40.00 Pgs: 2  
DEP RT REC'D FOR TETON INVESTMENT  
HOLDINGS LLC

SPECIAL WARRANTY DEED

For good and valuable consideration, Teton Investment Holding, LLC, a Utah limited liability company (the "Grantor"), located and having a mailing address at 1178 W. Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, hereby CONVEYS AND WARRANTS against those claiming by, through or under said Grantor, but not otherwise, to G.M.W. Development, Inc., a Utah corporation (the "Grantee"), located and having a mailing address at 1178 W. Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, that certain tract of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, situated in Davis County, Utah, as more particularly described in attached Schedule "A" (the "Subject Property").

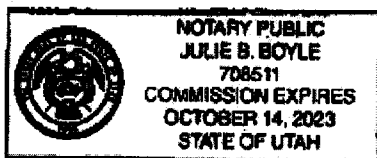
The Subject Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

Teton Investment Holding, LLC, a Utah limited liability company

By: [Signature]  
Print Name: SPENCER H. WRIGHT  
Its: MANAGER

STATE OF Utah )  
                                  ) ss.  
COUNTY OF Davis )

The foregoing Special Warranty Deed was acknowledged before me this 20 day of May, 2020, by Spencer H. Wright, the Manager of Teton Investment Holding, LLC.



[Signature]  
NOTARY SIGNATURE AND SEAL

### Parcel Vesting Information

11/21/2018 to Present

Serial Number: 09-034-0059

Mailing Address: 1178 LEGACY CROSSING BLVD STE 100  
CENTERVILLE, UT 84014

#### Tax District

39

#### Location

Location: 4 N 1 W 8 NW

#### Vested Owners

TETON INVESTMENT HOLDING LLC

#### Vesting Documents

Entry Number	Recorded Date & Time	KOI	Party	Execution Date	Fee
3129947	11/21/2018 13:34	SPECIAL WARRANTY DEED	Grantee TETON INVESTMENT HOLDING LLC	11/05/2018	\$12.00
2317544	10/30/2007 11:53	SPECIAL WARRANTY DEED	Grantee CORPORATION OF THE PRESIDING BISH	09/28/2007	\$14.00
2317538	10/30/2007 11:44	SPECIAL WARRANTY DEED	Grantee CORPORATION OF THE PRESIDING BISH	10/30/2007	\$14.00
1338934	08/05/1997 02:45	WARRANTY DEED	Grantee CORP OF THE LDS CHURCH	08/01/1997	\$13.00
1215504	12/07/1995 10:58	PERSONAL REPRESENTAT	Grantee UTAH STATE BOARD OF REGENTS FOR V	12/05/1995	\$12.00

#### Legal Description

BEG AT A PT S 00°08'00" W 1041.46 FT & S 89°56'50" W 715.16 FT FR THE N 1/4 COR SEC 8-T4N-R1W, SLB&M; & RUN TH N 1.46 FT TO THE SW COR OF LOT 2, HILLSIDE ESTATES NO. 1; TH N 89°56'50" E 321.34 FT ALG THE S LINE OF SD LOT 2 TO THE NW COR OF LOT 19, HILLSIDE ESTATES NO. 3; TH S 0°08'00" W 377.41 FT ALG THE W LINE OF SD LOT 19 & EXTENSION OF SD W LINE; TH S 89°55'57" W 320.85 FT; TH N 0°11'11" E 376.03 FT; TH W 0.83 FT TO THE POB. CONT. 2.80 ACRES