

E 3233087 B 7467 P 351-353
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/11/2020 09:47 AM
FEE \$40.00 Pgs: 3
DEP RTT REC'D FOR GARY M WRIGHT

WHEN RECORDED, RETURN TO:

WRIGHT DEVELOPMENT GROUP
1178 W. LEGACY CROSSING BLVD.
SUITE 100
CENTERVILLE, UTAH 84014
Attn: Gary M. Wright

RETURNED
MAR 11 2020

08-052-0263
0264
0265

SPECIAL WARRANTY DEED

For good and valuable consideration, Gary M. Wright, an individual (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 Teton Investment Holding, LLC, a Utah limited liability company (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.

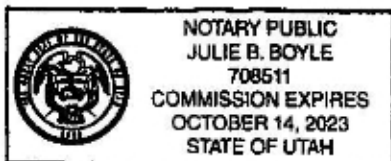
Subject to: (1) property taxes and assessments which are not shown as existing liens by the public records; (2) all covenants, conditions, restrictions, easements, rights of way, and reservations appearing of record; (3) discrepancies, conflicts in boundary lines, shortage in area, encroachments, easements, rights-of-way, and any facts which a correct survey and inspection of the Subject Property would disclose and which are not shown by the public records; and (4) unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water, whether or not such matters are shown by the public records.

Gary M. Wright, an individual



STATE OF Utah)
)
) ss.
COUNTY OF Davis)

The foregoing Special Warranty Deed was acknowledged before me this 10 day of March, 2020, by Gary M. Wright, an individual.


NOTARY SIGNATURE AND SEAL

Schedule "A"

(Legal Description of Real Property)

COMMERCIAL PARCEL

Beginning at a point on the East line of the property conveyed to JKC, LLC, in a Warranty Deed recorded as Entry No. 1120111, Davis County Recorder, said point being South 00°07'44" East 190.13 feet along the quarter section line and South 89°29'27" East 673.41 feet from the center quarter corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah and running thence North 01°25'47" East 179.73 feet along said East line to a corner of said JKC, LLC, property; thence North 89°24'00" West 206.68 feet along the North line of said JKC, LLC, property to a corner of that property conveyed to Pioneer Legacy Properties II, LC, in a Quit-Claim Deed recorded as Entry No. 2324500, Davis County Recorder; thence North 44°57'26" West 14.96 feet along the Easterly line of said conveyance to a corner of the property conveyed to HNJ Investment Company LLC in a Warranty Deed recorded as Entry No. 3069668, Davis County Recorder; thence along said HNJ Investment Company LLC property the following five (5) courses: 1) North 73°16'20" East 31.99 feet, 2) North 28°10'09" East 54.56 feet, 3) North 72°28'00" West 15.99 feet, 4) North 11°31'43" East 91.02 feet, 5) North 24°42'50" East 151.15 feet to the South line of the proposed right of way for Lagoon Drive; thence Easterly and Southerly along said proposed South right of way the following five (5) courses: 1) South 89°07'15" East 121.01 feet to a 167.00-foot-radius curve to the right, 2) Southeasterly 222.26 feet along said curve through a central angle of 76°15'16", chord bears South 50°59'37" East 206.21 feet, to a point of tangency, 3) South 12°51'59" East 176.26 feet to a 433.00-foot-radius curve to the left, 4) Southeasterly 148.98 feet along said curve through a central angle of 19°42'48", chord bears South 22°43'23" East 148.25 feet, to a point of tangency, 5) South 32°34'47" East 52.72 feet to an existing fence on the North line of the property conveyed to G.M.W. Development, Inc., in a Warranty Deed recorded as Entry No. 3008056, Davis County Recorder's office; thence along said fence and North line the following three (3) courses: 1) North 89°21'44" West 147.01 Feet, 2) North 88°29'27" West 30.25 feet, 3) North 89°29'27" West 138.51 feet to the East line of said conveyance to JKC, LLC, and to the point of beginning, contains 3.376 acres.

ROADWAY PARCEL

Beginning at a point on the East line of the property conveyed to JKC, LLC, in a warranty deed recorded as entry #1120111, Davis County Recorder, said point being South 00°07'44" East 190.13 feet along the quarter section line and South 89°29'27" East 673.41 feet to an existing fence on the North line of the property conveyed to G.M.W. Development, Inc., in a Warranty Deed recorded as Entry No. 3008056, Davis County Recorder's office, and along said fence and north line the following three (3) courses: 1) South 89°29'27" East 138.51 feet, 2) South 88°29'27" East 30.25 feet, 3) South 89°29'44" East 147.01 feet from the center quarter corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, and running thence northerly and westerly along said proposed South right of way the following six (6) courses: 1) North 32°34'47" West 52.72 feet to a 433.00-foot-radius curve to the right, 2) Northwesterly 148.98 feet along said curve through a central angle of 19°42'48", chord bears North 22°43'23" West 148.25 feet, to a point of tangency, 3) North 12°51'59" West 176.26 feet to a 167.00-foot radius curve to the left, 4) Northwesterly 222.26 feet along said curve through a central angle of 76°15'16", chord bears North 50°59'37" West 206.21 feet, to a point of tangency, 5) North 89°07'15" West 121.01 feet to the Northeast corner of the property conveyed to HNJ Investment Company LLC in a Warranty Deed recorded as Entry No. 3069668, Davis County Recorder, 6) North 89°07'15" West 95.89 feet along said North line; thence North 00°52'45" East 66.00 feet to the North line of said proposed right of way for Lagoon Drive; thence Easterly and Southerly along said proposed South right of way the following five (5) courses: 1) South 89°07'15" East 216.90 feet to a 233.00-foot-radius curve to the right, 2) Southeasterly 310.10 feet along said curve through a central angle of 76°15'16", chord bears South 50°59'37" East 287.71 feet, to a point of tangency, 3) South 12°51'59" East 176.26 feet to a 367.00-foot-

radius curve to the left, 4) Southeasterly 126.27 feet along said curve through a central angle of $19^{\circ}42'48''$, chord bears South $22^{\circ}43'23''$ East 125.65 feet, to a point of tangency, 5) South $32^{\circ}34'47''$ East 95.37 feet to the existing fence on the North line of said conveyance to G.M.W. Development, Inc.; thence North $89^{\circ}29'44''$ West 78.77 feet along said fence and North line to the point of beginning, containing 1.319 acres.

RESIDENTIAL PARCEL

Beginning at a point on the East line of the property conveyed to JKC, LLC, in a Warranty Deed recorded as Entry No. 1120111, Davis County Recorder, said point being South $00^{\circ}07'44''$ East 190.13 feet along the quarter section line and South $89^{\circ}29'27''$ East 673.41 feet to an existing fence on the North line of the property conveyed to G.M.W. Development, Inc., in a Warranty Deed recorded as Entry No. 3008056, Davis County Recorder's office and along said fence and north line the following three (3) courses: 1) South $89^{\circ}29'27''$ East 138.51 feet, 2) South $88^{\circ}29'27''$ East 30.25 feet, 3) South $89^{\circ}29'44''$ East 225.78 feet from the center quarter corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, and running thence Northerly and Westerly along said proposed South right of way the following five (5) courses: 1) North $32^{\circ}34'47''$ West 95.37 feet to a 367.00-foot-radius curve to the right, 2) Northwesterly 126.27 feet along said curve through a central angle of $19^{\circ}42'48''$, chord bears North $22^{\circ}43'23''$ West 125.65 feet, to a point of tangency, 3) North $12^{\circ}51'59''$ West 176.26 feet to a 233.00-foot radius curve to the left, 4) Northwesterly 310.10 feet along said curve through a central angle of $76^{\circ}15'16''$, chord bears North $50^{\circ}59'37''$ West 287.71 feet, to a point of tangency, 5) North $89^{\circ}07'15''$ West 216.90 feet; thence North $00^{\circ}52'45''$ East 296.06 feet to a point on the South line of North Main Street Church Subdivision; thence North $88^{\circ}47'01''$ East 216.56 feet along the Southerly line of said subdivision to a corner; thence along an old fence for the following three (3) courses: 1) North $89^{\circ}18'04''$ East 156.83 feet, 2) North $87^{\circ}18'01''$ East 55.40 feet, 3) North $88^{\circ}46'58''$ East 55.45 feet, being on the Southerly line of the property conveyed to Rodney and Patricia Hess, as described in a Quit-Claim Deed recorded as Entry No. 2309315, Davis County Recorder; thence South $07^{\circ}80'30''$ East 199.96 feet; thence South $40^{\circ}20'23''$ East 113.30 feet; thence South $00^{\circ}00'00''$ East 76.72 feet; thence South $88^{\circ}58'40''$ East 336.68 feet to the Westerly right-of-way line of Main Street (State Road No. 106); thence South $33^{\circ}47'27''$ East 202.89 feet along said Westerly line to a point of curvature with a 3404.87-foot-radius curve to the right; thence Southeasterly 42.11 feet along said curve and Westerly line through a central angle of $00^{\circ}42'31''$, chord bears South $33^{\circ}26'12''$ East 42.11 feet to the North line of that property conveyed to Mark and Marilee Cahoon in a Warranty Deed recorded as Entry No. 2917878, Davis County Recorder; thence North $88^{\circ}37'15''$ West 138.88 feet along said North line of said parcel to a corner; thence South $01^{\circ}22'45''$ West 114.90 feet along the West line of said parcel to a corner; thence South $89^{\circ}24'00''$ East 212.57 feet along the South line of said parcel to the Westerly right-of-way line of Main Street (State Road No. 106) and to a non-tangent point of curvature with a 3404.87-foot-radius curve to the right; thence Southeasterly 99.72 feet along said curve and Westerly line through a central angle of $01^{\circ}40'41''$, chord bears South $29^{\circ}59'13''$ East 99.72 feet; thence North $89^{\circ}21'57''$ West 111.86 feet; Thence South $00^{\circ}36'03''$ West 93.95 feet to the North line of the Wood parcel, as described in Exhibit "E" of a Boundary Line Agreement recorded as Entry No. 3008055, Davis County Recorder; thence North $89^{\circ}21'57''$ West 418.38 feet along said North Wood line to a corner of said Wood Property, said point being at a point on an existing fence at the Northeast corner of said conveyance to G.M.W. Development, Inc.; thence North $89^{\circ}29'44''$ West 69.48 feet along said fence and North line to the point of beginning, contains 10.170 acres.

After Recording Return To

TETON INVESTMENT HOLDING, LLC
Attn: Spencer H. Wright
1178 W. Legacy Crossing Blvd., Suite 100
Centerville, Utah 84014

08-054-0112

1101700

Space Above This Line for Recorder's Use

QUIT-CLAIM DEED

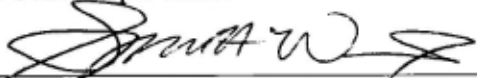
KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, G.M.W. DEVELOPMENT, INC., a Utah corporation ("**Grantor**") hereby quitclaims to TETON INVESTMENT HOLDING, LLC, a Utah limited liability company ("**Grantee**") all of Grantor's rights, title, interest, and claim in or to that certain real property located in Davis County, Utah, more particularly described at Exhibit "A" attached hereto (the "**Property**").

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same unto Grantee and unto Grantee's heirs and assigns forever, with all appurtenances thereto belonging.

GRANTOR:

G.M.W. DEVELOPMENT, INC.,
a Utah corporation

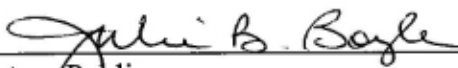


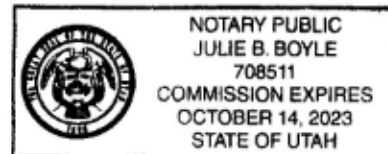
By: Spencer H. Wright
Its: General Manager

COURTESY RECORDING
This document is being recorded solely as a courtesy
and an accommodation to the parties named herein.
Stewart Title hereby expressly
disclaims any responsibility or liability for the accuracy
or the content thereof.

STATE OF UTAH
COUNTY OF DAVIS

On the 22 day of January 2021, personally appeared before me Spencer H. Wright, who duly acknowledged to me that he executed the foregoing Agreement as General Manager of G.M.W. DEVELOPMENT, INC., a Utah corporation.


Notary Public



GRANTOR'S ADDRESS:

G.M.W. DEVELOPMENT, INC.
1178 W. Legacy Crossing Blvd., Suite 100
Centerville, Utah 84014, Davis County
Attn: Spencer H. Wright

GRANTEE'S ADDRESS:

TETON INVESTMENT HOLDING, LLC
1178 W. Legacy Crossing Blvd., Suite 100
Centerville, Utah 84014, Davis County
Attn: Spencer H. Wright

EXHIBIT "A"

Legal Description of Property

BEGINNING AT A POINT SOUTH 00°07'44" EAST 376.34 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 1187.87 FEET AND NORTH 32°34'47" WEST 185.53 FEET FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED LAGOON DRIVE, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 32°34'47" WEST 37.93 FEET TO THE NORTH LINE OF A CONVEYANCE TO G.M.W. DEVELOPMENT INC., IN A WARRANTY DEED RECORDED AS ENTRY NO. 3008056, DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°29'44" EAST 69.48 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF THE WOOD PARCEL, AS DESCRIBED IN EXHIBIT "E" OF A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 3008055, DAVIS COUNTY RECORDER; THENCE SOUTH 57°25'13" WEST 58.22 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF THE PROPOSED LAGOON DRIVE AND TO THE POINT OF BEGINNING.

CONTAINS 0.025 ACRES

When Recorded Mail To:
Stewart Title of Utah, Inc.
1518 North Woodland Park Drive
Layton, UT 84041
Attn: Nobalee Rhoades
TAX ID 08-054-0112

Space above this line for Recorder's use

Affidavit of Correction of Legal Description
UCA 57-4a-2 and 57-3-106(9)

Now comes your affiant, the undersigned, Nobalee Rhoades, being first duly sworn upon oath, deposes and says:

That your affiant is of legal age, employed by Stewart Title of Utah, Inc., as a licensed title agent in the State of Utah, being familiar with the subject matter of this affidavit and competent in all respects to make the representations set forth herein.

That (s)he knows of his/her own personal and professional knowledge that the Legal Description, contained in that certain Quit-Claim Deed, recorded January 27, 2021, as Entry No. 3341621 is shown as follows:

See Exhibit "A" attached hereto and made a part hereof.

That through scrivener's error and omission the above legal description is not correct.

That the correct Legal Description for the real property located in the County of Davis, State of Utah, that should have appeared on said document(s) above mentioned is herein described as follows:

See Exhibit "B" attached hereto and made a part hereof.

Therefore, your affiant by virtue of the foregoing and by this instrument imparts notice to all interested parties regarding the correction of said Legal Description, set forth herein; and respectfully requests, the Davis County Recorder's Office, that the indices of said office reflect the correction as stated herein, pursuant to UCA 57-4a-2 and 57-3-106(9).

Dated this 11 day of February, 2021.

Nobalee Rhoades
Nobalee Rhoades

State of Utah
County of Davis

On this 11 day of February, 2021, personally appeared before me, the undersigned Notary Public, personally appeared Nobalee Rhoades, 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.

[Signature]
Notary Public
My commission expires: 11-5-2023

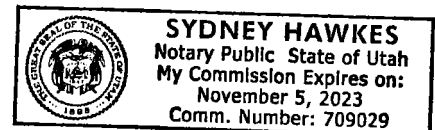


EXHIBIT "A"

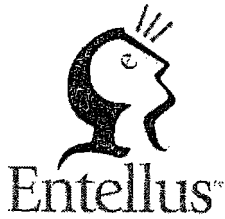
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CONTAINS 0.025 ACRES

EXHIBIT "B"
LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 00°07'44" WEST 376.32 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 1189.56 FEET AND NORTH 32°34'47" WEST 185.53 FEET FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LAGOON DRIVE, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 32°34'47" WEST 37.93 FEET TO THE NORTH LINE OF A CONVEYANCE TO G.M.W. DEVELOPMENT INC., IN A WARRANTY DEED RECORDED AS ENTRY NO. 3008056, DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°29'44" EAST 69.48 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF THE WOOD PARCEL, AS DESCRIBED IN EXHIBIT "E" OF A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 3008055, DAVIS COUNTY RECORDER; THENCE SOUTH 57°25'13" WEST 58.22 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF LAGOON DRIVE AND TO THE POINT OF BEGINNING.



THE STATE PLANE BEARING ALONG THE QUARTER SECTION LINE IS SOUTH 00°27'40" WEST, (DAVIS COUNTY SURVEYOR) CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.

CONTAINS 0.025 ACRES