

File No. 91840



WARRANTY DEED

BMR ENTERPRISES LLC
grantors of the State of Utah, hereby CONVEY and WARRANT to

RIVER VALLEY DEVELOPMENT, LLC

grantees of 470 N 2450 W, Tremonton, UT 84337
for the sum of TEN DOLLARS and other good and valuable consideration the following described tract
of land in Davis County, State of Utah.

See Attached Exhibit A Legal Description

Part of Tax Roll No. 10-065-0078

WITNESS, the hand of said grantors, this February 28, 2019

BMR ENTERPRISES LLC

By: Bruce E Roberts
BRUCE E. ROBERTS, Member

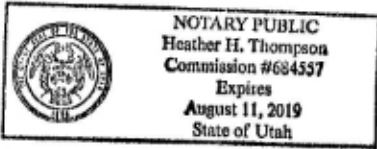
By: Mary Luanne R. Roberts
MARYLUANNE R. ROBERTS, Member

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah)
 SS
County of Davis)

On 28th day of February, 2019 personally appeared before me **BRUCE E. ROBERTS and MARY LUANNE R. ROBERTS** who being by me duly sworn did say, each for himself, that he/she/they is/are the Members of **BMR ENTERPRISES LLC**, a Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

[Signature]
Notary Public
Commission expires: 8-11-2019
Residing in: Layton, UT



File No. 91840

EXHIBIT A
Legal Description

A portion of the Southeast Quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows: Beginning at a point located South 89°55'40" West along the Section line 1,190.00 feet from the Southeast Corner of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South 89°55'40" West along the Section line 130.00 feet to the Southeast Corner of that real property described as Deed Book 4744 Page 3532 of the official record of Davis County; thence North 00°04'20" West along said deed 264.00 feet; thence North 89°55'40" East 3.14 feet to the Southerly terminus of a Boundary Line Agreement recorded as Book 4599 Page 72; thence North 00°02'04" East along said agreement 487.61 feet; thence South 89°57'56" East 152.85 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" chord North 45°02'04" East 21.21 feet; thence South 89°57'56" East 58.00 feet; thence South 00°02'04" West 15.89 feet; thence South 89°57'56" East 167.85 feet to a point on the West line of that real property described as Deed Book 5006 at Page 276; thence South 00°02'04" West along said deed 270.00 feet to the Southwest corner of said deed; thence North 89°55'34" East along said deed 52.26 feet; thence South 00°04'20" East 215.99 feet to a point on the North line of that real property described as Deed Book 1775 Page 121 of the official record of Davis County; thence South 89°55'40" West along said deed and the North line of those real properties described in Deed Book 1775 at Page 1092 and Deed Book 3404 Page 1073 of the official record of Davis County 319.50 feet to the Northwest Corner of that real property described as Deed Book 3403 at Page 1073 of the official record of Davis County; thence South 00°04'20" East along said deed 264.00 feet to the point of beginning.

Less and Excepting Therefrom: Beginning at a point which is South 89°55'40" West 1190.0 feet along the Section line from the Southeast Corner of Section 19, Township 4 North, Range 1 West, Salt Lake Meridian, and running thence South 89°55'40" West 130 feet; thence North 0°04'20" West 264 feet; thence North 89°55'40" East 130 feet; thence South 0°04'20" East 264 feet to the point of beginning.

ORDER NO. 157530/T

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
RIVER VALLEY DEVELOPMENT, LLC
470 NORTH 2450 WEST
TREMONTON, UT 84337

CORRECTIVE WARRANTY DEED

BMR ENTERPRISES, LLC

Grantor, organized and existing under the laws of the State of Utah with it's principal office at 908 SOUTH ANGEL STREET, LAYTON, County of DAVIS, State of UTAH hereby CONVEYS and WARRANTS to

RIVER VALLEY DEVELOPMENT, LLC

Grantee, of TREMONTON, County of BOX ELDER, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in DAVIS county, State of , to-wit

See Attached Exhibit "A"

10-065-0083, 10-065-0084 (PART OF)

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution adopted by the Manager/Members of the grantor at a lawful meeting held and attended by a quorum.

In witness whereof, the grantor has caused its Limited Liability Company name and seal to hereunto affixed by its duly Authorized Member(s), this 8th day of May, 2019.

* This document is being recorded to correct an error in the legal description of that certain Warranty Deed recorded on 5/3/19 as Entry # 3157697 in Book 7255 at Page 987-988 in the office of the Davis County Recorder

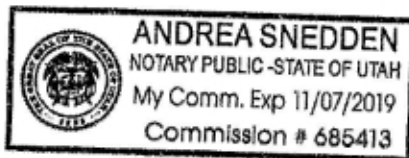
BMR ENTERPRISES, LLC

By: Bruce E Roberts
BRUCE E ROBERTS, MEMBER

By: Mary Luanne R Roberts
MARY LUANNE R ROBERTS, MEMBER

STATE OF UTAH)
§
COUNTY OF DAVIS)

On the 8th day of May, 2019, personally appeared before me BRUCE E ROBERTS AND MARY LUANNE R ROBERTS and MARY LUANNE R ROBERTS, who being duly sworn, did say that they are the MEMBERS of BMR ENTERPRISES, LLC, by authority of its Articles of Organization and duly acknowledged to me that the said Limited Liability Company executed the same.



Andrea Snedden
Notary Public
My Commission Expires:
Residing at:

17-182
Mary Meadows Subdivision – Phase 2
5/1/2019

Boundary Description
South Parcel

A portion of the SE1/4 of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°55'40"W along the Section line 559.50 feet from the Southeast Corner of Section 19, T4N, R1W, SLB&M; thence S89°55'40"W along the Section line 216.00 feet to the Southeast Corner of that Real Property described in Deed Book 1775 Page 121 of the Official Records of Davis County; thence N00°04'20"W along said deed 264.00 feet; thence S89°55'40"W along said deed 95.00 feet to the Southeast Corner of that Real Property described in Deed Book 7212 Page 918 of the Official Records of Davis County; thence N00°04'20"W along said deed 215.99 feet to that Real Property described in Deed Book 5006 Page 276 of the Official records of Davis County; thence N89°55'34"E along said deed 311.00 feet; thence S00°04'20"E along said deed 480.00 feet to the point of beginning.

Contains: 2.85 acres+/-

North Parcel

A portion of the SE1/4 of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast Corner of that Real Property described in Deed Book 7212 Page 918 of the Official Records of Davis County located S89°55'40"W along the Section line 923.20 feet and North 749.99 feet from the Southeast Corner of Section 19, T4N, R1W, SLB&M; thence along said deed the following 5 (five) courses: 1) N89°57'56"W 167.85 feet; 2) N00°02'04"E 15.89 feet; 3) N89°57'56"W 58.00 feet; 4) Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N89°57'56"W) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°02'04"W 21.21 feet; 5) N89°57'56"W 152.85 feet to the Easterly line of that Real Property described in Deed Book 4761 Page 669 of the Official records of Davis County; thence N00°02'04"E along said deed 360.00 feet; thence S89°57'56"E 225.85 feet; thence S00°02'04"W 0.89 feet; thence S89°57'56"E 167.85 feet to that Real Property described in Deed Book 5006 Page 276 of the Official records of Davis County; thence S00°02'04"W along said deed 360.00 feet to the point of beginning.

Contains: 3.23 acres+/-

ORDER NO. 161097/T

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
RIVER VALLEY DEVELOPMENT, LLC
470 NORTH 2450 WEST
TREMONTON, UT 84337

WARRANTY DEED

BMR ENTERPRISES, LLC

Grantor,
Grantor, organized and existing under the laws of the State of Utah with its principal office at 908 SOUTH
ANGEL STREET, LAYTON, County of DAVIS, State of UTAH
hereby CONVEYS and WARRANTS to

RIVER VALLEY DEVELOPMENT, LLC

Grantee,

of TREMONTON, County of BOX ELDER, State of UTAH, for the sum of TEN DOLLARS and other good and
valuable consideration, the following tract of land in DAVIS county, State of , to-wit

All of the PROPOSED MARY'S MEADOWS PHASE 3, described as follows: A portion of the SE1/4 of Section
19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the Westerly line of that Real Property described in Deed Book 5006 Page 276 of the
Official Records of Davis County, located S89°55'40"W along the Section line 922.99 feet and North 1,109.99
feet from the Southeast Corner of Section 19, T4N, R1W, SLB&M; thence N89°57'56"W 167.85 feet; thence
N00°02'04"E 0.89 feet; thence N89°57'56"W 225.85 feet to a Boundary Line Agreement recorded as Book
4599 Page 72 of the Official Records of Davis County; thence N00°02'04"E along said agreement 1,329.10
feet to the Southerly line of the Denver and Rio Grande Railroad Right-of-Way; thence along said
Right-of-Way the following 3 (three) courses: 1) thence S34°43'40"E 265.40 feet; 2) S55°16'20"W 12.00 feet;
3) S34°43'40"E 442.38 feet to the Northerly Corner of that Real Property described in Deed Book 5006 Page
276 of the Official Records of Davis County; thence S00°02'04"W along said deed 741.69 feet to the point of
beginning.

10-065-0086

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to
2019 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly
authorized under Resolution adopted by the Manager/Member(s) of the Grantor at a lawful meeting held and
attended by a quorum.

In witness whereof, the Grantor has caused its Limited Liability Company name and seal to be hereunto
affixed by its duly authorized Members, this day of December, 2019.

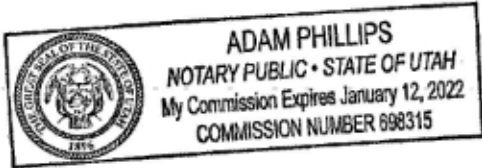
BMR ENTERPRISES, LLC

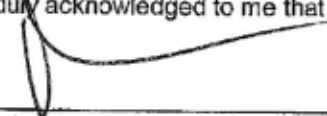
BY: Bruce E Roberts
BRUCE E. ROBERTS, Member

BY: Mary LuAnne R. Roberts
MARY LUANNE R ROBERTS, Member

STATE OF UTAH)
§
COUNTY OF DAVIS)

On the 17th day of December, 2019, personally appeared before me BRUCE E. ROBERTS AND MARY LUANNE R ROBERTS, , who being duly sworn, did say that they are the MEMBERS of BMR ENTERPRISES, LLC, by authority of its Articles of Organization and duly acknowledged to me that the said Limited Liability Company executed the same.





Notary Public
My Commission Expires: 1/12/22
Residing at: *Morgan, Ut.*