

3208910
BK 7402 PG 495

E 3208910 B 7402 P 495-498
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/5/2019 12:38:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

When Recorded Please Return and Send Tax Notices to:

Fort Lane Village Land, LLC
748 W Heritage Park Blvd., Ste. 203
Layton, UT 84041

Parcel Nos.: 116890009, 116890014
117940012, 117940005

SPECIAL WARRANTY DEED

For good, valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FORT LANE VILLAGE LC, a Utah limited liability company ("Grantor"), hereby conveys in fee and warrants (only as against those claiming by, through or under Grantor) to FORT LANE VILLAGE LAND, LLC, a Utah limited liability company ("Grantee"), all of Grantor's interest in the following described real property situated in Davis County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH all easements, rights, entitlements, improvements and privileges appurtenant thereto.

SUBJECT TO county taxes and assessments not delinquent, easements, rights of way, covenants, conditions and restrictions and all other matters of record.

This document may be executed in counterparts.

(signature page follows)

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Witness the hand of Grantor, executed this _____ day of December, 2019.

GRANTOR:

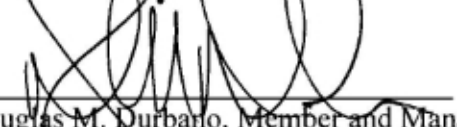
FORT LANE VILLAGE LC

By:



Kevin S. Garn, Member and Manager

By:



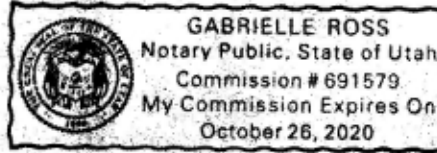
Douglas M. Durbanio, Member and Manager

By:



Jeffrey Harbrough, Member and Manager

STATE OF UTAH)
) ss.
County of DAVIS)



The foregoing instrument was acknowledged before me this 3 day of December, 2019, by Kevin C. Barn, the Member and Manager of Fort Lane Village LC, on behalf of the company.

My Commission Expires: 10/26/2020

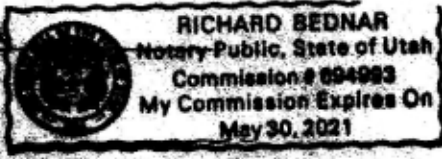
Gabrielle Ross
Notary Public

STATE OF UTAH)
) ss.
County of DAVIS)

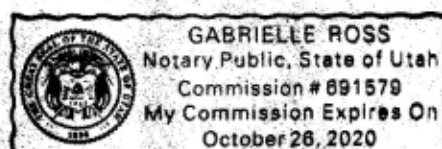
The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Doug Detland, the Manager of Fort Lane Village LC, on behalf of the company.

My Commission Expires: 5/31/21

Richard Bednar
Notary Public



STATE OF UTAH)
) ss.
County of DAVIS)



The foregoing instrument was acknowledged before me this 3 day of December, 2019, by Jeffrey Yarbrough, the Member and Manager of Fort Lane Village LC, on behalf of the company.

My Commission Expires: 10/26/2020

Gabrielle Ross
Notary Public

EXHIBIT "A"

ALL OF TRACT A (DETENTION POND), FORT LANE VILLAGE SUBDIVISION.
(Tax Parcel No. 116890009)

and

ALL OF PARCEL 2, FORT LANE VILLAGE SUBDIVISION. LESS & EXCEPT THAT PART OF SD LOT 2 CONV IN QC DEED RECORDED 12/28/2017 AS E# 3067554 BK 6920 PG 1584 DESC AS FOLLOWS: BEING A PORTION OF PARCEL 2, FORT LANE VILLAGE SUBDIVISION, ALSO BEING LOC IN THE NE 1/4 OF SEC 28-T4N-R1W, SLB&M, MORE PARTLY DESC AS FOLLOWS: BEG AT A PT ON THE E LINE OF PARCEL 2 OF THE FORT LANE VILLAGE SUBDIVISION PLAT, SD PT BEING ALSO ON THE W R/W LINE OF FORT LANE; SD PT BEING S 0°32'40" W 73.00 FT TO THE S R/W LINE OF GENTILE STR AS SHOWN ON THE FORT LANE VILLAGE AMD PLAT & ALG SD R/W S 89°27'20" E 401.04 FT TO THE W R/W LINE FOR FORT LANE & S 0°47'13" W 759.47 FT ALG SD W R/W LINE FR THE N 1/4 COR OF SD SEC 28; & RUN TH N 89°12'42" W 205.83 FT; TH S 0°47'18" W 88.77 FT; TH N 89°20'20" W 98.05 FT; TH N 0°47'13" E 202.16 FT; TH S 89°11'07" E 79.88 FT; TH N 0°47'13" E 276.04 FT; TH S 89°12'47" E 69.00 FT; TH S 0°47'13" W 276.00 FT; TH S 89°12'47" E 155.00 FT TO THE W R/W LINE FOR FORT LANE; TH ALG SD W R/W LINE S 0°47'13" W 113.18 FT TO THE POB.

(Tax Parcel No. 116890014)

and

PARCEL 4-C: BEING A PORTION OF PARCEL 4, FORT LANE VILLAGE AMD SUB, ALSO BEING LOC IN THE NE 1/4 OF SEC 28-T4N-R1W, SLB&M, MORE PARTLY DESC AS FOLLOWS: BEG AT THE SW COR OF PARCEL 4, OF THE FORT LANE VILLAGE AMD SUB PLAT, SD PT BEING S 0°32'40" W 73.00 FT TO THE S R/W LINE OF GENTILE STR AS SHOWN ON THE FORT LANE VILLAGE AMD PLAT RECORDED AT BK 6568 PG 338; & S 89°27'20" E 76.45 FT ALG THE SD R/W LINE; TH LEAVING SD R/W S 0°32'40" W 337.92 FT FR THE N 1/4 COR OF SD SEC 28; & RUN TH S 89°12'47" E 99.16 FT; TH S 0°47'13" W 31.00 FT; TH S 89°12'47" E 45.53 FT; TH N 0°32'59" E 154.75 FT; TH N 89°27'20" W 144.57 FT; TH S 0°32'40" W 123.14 FT TO THE POB.

(Tax Parcel No. 117940012)

and

ALL OF PARCEL 5, FORT LANE VILLAGE AMENDED.

(Tax Parcel No. 117940005)