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RETURNED

JUL 21 2000

When Recorded Mail To:
SHELLEY SKABELUND
2176 North Main
Logan, UT 84341

E 1604287 B 2672 P 1244
SHERYL L. WHITE, DAVIS CNTY RECORDER
2000 JUL 21 4:09 PM FEE 14.00 DEP KM
REC'D FOR MERRILL BLACK PROP

4. BIK 3. BTFI NMC

WARRANTY DEED

SHELLEY SKABELUND, Managing Member of Merrill Black Properties, L.C., grantor of Logan, Cache County, State of Utah, hereby WARRANTS AND CONVEYS all of its interest to BLACKBIRD SAS, L.C., grantee of 2176 North Main, Logan, Utah 84341, for the sum of \$10.00, and other valuable consideration, in the following described tract of land in Davis County, State of Utah:

See Exhibit "A", attached hereto and incorporated herein.

The Grantee has full power to sell, mortgage, or otherwise hypothecate the property described.

WITNESS the hand of said grantor, this day of 28th day of January, 2000.

Shelley Skabelund
SHELLEY SKABELUND,
Managing Member of
Merrill Black Properties, L.C.

STATE OF UTAH)
 : ss.
COUNTY OF CACHE)

On the 28th day of January, 2000, personally appeared before me, known Managing Member of Merrill Black Properties, L.C., known to me (or satisfactorily proven) to be the person whose name is described in the within instrument and acknowledged that she executed the same for the purpose herein contained.

IN WITNESS WHEREOF, I hereunto set my hand.

NOTARY PUBLIC
ANGELA BAKER
2176 North Main
Logan, UT 84341
My Commission Expires
April 21st, 2002
STATE OF UTAH

Angela Baker
Notary Public

EXHIBIT A

PARCEL ONE: Christopher's Seafood & Steak House
 Address: 370 West 500 South, Bountiful, Utah
 Tax Serial # ~~03:025:0117~~ and ~~0102:0114:0116~~

Legal Description: Beginning on the North Line of 500 South Street at a point which is South 89°40'54" West 879.78 feet from the Southeast corner of Lot 4, Block 3, N.M.C. Plat, Bountiful Townsite Survey; thence West along the North line of said 500 South Street 143.54 feet; thence North 200 feet; thence West 91.81 feet; thence North 24.3 feet; thence East 214.55 feet; thence North 13 feet; thence East 6 feet; thence North 11.5 feet; thence East 15 feet; thence South 248.80 feet to the point of beginning.

03-025-0122

PARCEL TWO: Property North of Christopher's Seafood & Steak House
 Address: Property North of Christopher's Restaurant
 Tax Serial # ~~03:025~~ and ~~0102:0114:0116~~

Legal Description: Beginning at a point 80 feet South and 808.98 feet, more or less, East from the Northwest corner of Section 30, Township 2 North, Range 1 East, Salt Lake Base and Meridian; said point is given as 879.78 feet West and 437.92 feet, more or less, North of the Southeast corner of Lot 4, Block 3, N.M.C. Plat, Bountiful Townsite Survey, and running thence South 189.12 feet; thence West 15 feet; thence South 11.5 feet; thence West 6 feet; thence South 13 feet, thence West 214.55 feet, thence South 224.3 feet to the North line of 500 South Street thence West 7.99 feet, thence North 437.92 feet; thence East 243.53 feet, more or less, to the point of beginning. Subject to a right-of-way for ingress and egress over the West 7.99 feet of the South 200 feet of the above-described land.

03-025-0123

Together with a right-of-way over the following described land: Beginning on the North line of 500 South Street at a point 1123.31 feet West along the North line of said 500 South Street, from the Southeast corner of Lot 4, Block 3, N.M.C. Plat, Bountiful Townsite Survey; thence West 7.99 feet; thence North 437.92 feet; more or less; thence East 7.99 feet; thence South 437.92 feet, more or less, to the point of beginning.