



W2940182

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

E# 2940182 PG 1 OF 9
Leann H. Kilts, WEBER COUNTY RECORDER
06-Sep-18 0815 AM FEE \$35.00 DEP DAC
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

C/O Westport Capital Partners
40 Danbury Road
Walton, CT 06897
Attn: Marion Curtis, Esq.

Tax Parcel Nos. 08-029-0045, 08-034-0002, 08-034-0003,
08-034-0005, 08-034-0029, 08-034-0049,
08-034-0050, 08-034-0053, 08-034-0054,
and 08-034-0056

SPECIAL WARRANTY DEED

WEST HAVEN PROPERTY, LLC, a Delaware limited liability company dba in Utah as West Haven 4000 S Property, LLC ("**Grantor**"), hereby CONVEYS and WARRANTS against all claiming by, through or under Grantor, but not otherwise, to **CW LAND CO., LLC** a Utah limited liability company ("**Grantee**"), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

See attached Exhibit A

TOGETHER WITH all easements, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto; and together with all improvements located thereon.

SUBJECT TO easements, covenants, rights of way and reservations appearing of record and taxes for the year 2018 and thereafter.

[Signatures on Following Page]

Exhibit A**Legal Description****Parcel 1:**

A part of the South one-half (1/2) of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows to-wit:

Beginning at a point on the North line of 4000 South Street (SR-37) as it exists at a 33.00 foot half-width, being North 0°49'47" East 33.00 feet along the quarter Section line from the South quarter corner of said Section 3; and running thence North 89°23'54" West 478.54 feet along said North line to a point of the Easterly line of the Layton Canal property as it exists at a 50.00 foot half-width; thence along said Easterly line the following three (3) courses: North 0°35'48" East 128.43 feet to a point of curvature; thence 99.83 feet Northeasterly along the arc of a 150.00 foot radius curve to the right through a central angle of 38°08'00" (long chord bears North 19°39'48" East 98.00 feet) to a point of tangency; and North 38°43'48" East 910.97 feet; thence South 89°42'13" East 1206.77 feet; thence South 0°50'44" West 943.64 feet to and along the West line of Meadows at West Haven P.U.D., as recorded with the office of the Weber County Recorder to a point on the North line of 4000 South Street (SR-37) as it exists at a 33.00 foot half-width; thence North 89°25'05" West 1318.64 feet along said North line to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874514, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southeast 1/4 Southwest 1/4 and the Southwest 1/4 Southeast 1/4 of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Southerly boundary line of said entire tract, which point is 33.00 feet North 0°49'47" East along the quarter Section line from the South Quarter Corner of said Section 3; and running thence North 89°23'54" West 478.54 feet along said Southerly boundary line to the Easterly boundary line of the Layton Canal; thence North 0°35'48" East 35.18 feet along said Easterly boundary line; thence Easterly 240.40 feet along the arc of a 9461.00 foot radius non-tangent curve to the right (Note: Chord to said curve bears South 89°19'02" East for a distance of 240.39 feet); thence North 51°30'06" East 47.99 feet; thence North 0°23'36" East 11.16 feet; thence South 88°27'49" East 35.00 feet; thence South 0°23'36" West 9.25 feet; thence South 44°49'07" East 43.11 feet; thence South 88°27'49" East 378.75 feet; thence North 49°10'02" East 38.58 feet; thence South 88°27'49" East 88.00 feet; thence South 46°05'08" East 38.57 feet; thence South 88°27'49" East 277.74 feet; thence North 89°47'25" East 206.59 feet; thence North 48°36'23" East 45.45 feet; thence South 89°23'35" East 47.00 feet; thence South 49°27'20" East 37.49 feet; thence South 89°25'13" East 336.51 feet to the Westerly boundary line of Meadows at West Haven P.U.D., as recorded at the office of the Weber County Recorder; thence South 0°50'44" West 32.05 feet to the Southeast corner of said entire tract; thence North 89°25'05" West 1318.64 feet along the Southerly boundary line of said entire tract to the point of beginning.

Parcel 2:

Part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and

Meridian, U.S. Survey: Beginning at a point in the centerline of 4000 South Street, West along the Section line 3881.0 feet from the Southeast corner of Section 3; thence West 82.5 feet; thence North 264 feet; thence East 82.5 feet; thence South 264 feet to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417.14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Parcel 3:

Part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point in the centerline of 4000 South Street, West along the Section line 3666.5 feet from the Southeast corner of Section 3; thence West 99.0 feet; thence North 264 feet; thence East 99.0 feet; thence South 264 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of 4000 South Street.

Also, Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve

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to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417.14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Parcel 4:

Part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point in the centerline of road, West along the Section line 89 rods from the Southeast corner of said quarter Section, said point of beginning also being 4106.0 feet West of the Southeast corner of said Section 3; running thence West 82.5 feet; thence North 264 feet; thence East 82.5 feet; thence South 264 feet to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417.14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Parcel 5:

Part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning in the center of 4000 South Street, 84 rods West of the Southeast corner of said quarter Section, said beginning point also being 4023.5 feet West of the Southeast corner of said Section 3; thence West 82.5 feet; thence North 264 feet; thence East 82.5 feet; thence South 264 feet to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417.14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Parcel 5A:

Together with the beneficial interest in and to a 30 foot right-of-way on the adjoining property to the East as shown in mesne instruments of record.

Parcel 6:

A part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in West Haven, Weber County, Utah:

Beginning at a point on the North Line of 4000 South Street (SR-37) as it exists at a 33.00 foot half-width being 924.46 feet North 89°23'54" West along the Section line and 498.29 feet North 0°39'09" East from the South quarter corner of said Section 3; and running thence North 0°39'09" East 484.28 feet; thence South 89°19'35" East 927.30 feet to the Westerly line of Layton Canal as it exists at a 50.00 foot half-width; thence Southwesterly along said Westerly line the following three courses: South 38°43'48" West 65.28 feet; North 51°16'12" West 5.00 feet; and South 38°43'48" West 747.94 feet; thence North 51°16'12" West 248.28 feet; thence North 89°20'51" West 226.39 feet to the point of beginning.

Exhibit A-4

Special Warranty Deed (West Haven, Utah)

Parcel 7:

A part of the Southwest quarter of Section 3, Township 5 North, Range 2 West Salt Lake Base and Meridian, U.S. Survey, in West Haven, Weber County, Utah:

Beginning at a point on the North line of 4000 South Street (SR-37) as it exists at a 33.00 foot half-width, being 924.46 feet North 89°23'54" West along the Section line and 33.00 feet North 0°39'09" East from the South Quarter Corner of said Section 3; and running thence North 0°39'09" East 465.29 feet; thence South 89°20'51" East 226.39 feet; thence South 51°16'12" East 248.28 feet to the Westerly line of Layton Canal as it exists at a 50.00 foot half-width; thence Southwesterly along said Westerly line the following three courses: South 38°43'48" West 36.86 feet to a point of curvature, 166.39 feet along the arc of a 250.00 foot radius curve to the left through a central angle of 38°08'00" (Long Chord bears South 19°39'48" West 163.33 feet); and South 0°35'48" West 128.42 feet to the North line of 4000 South Street; thence North 89°23'54" West 346.02 feet along said North line to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417.14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Parcel 8:

A part of the Southwest Quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in West Haven, Weber County, Utah:

Beginning at a point 924.46 feet North 89°23'54" West along the Section line and 982.57 feet North 0°39'09" East from the South quarter corner of said Section 3; and running thence North 0°39'09" East 346.33 feet, more or less, to the North boundary line of parcel 08-034-0004; thence South 89°19'35" East along said North boundary line 928.58 feet, more or less, to the quarter Section line; thence South 89°20'45" East along said North boundary line 134.82 feet, more or less, to the Westerly line of the

Layton Canal as it exists at a 45.00 foot half-width; thence Southwesterly along said Westerly line the following three courses: South 8°07'48" West 180.41 feet to a point of curvature, 56.08 feet Southwesterly along the arc of a 105.00 foot radius curve to the right through a central angle of 30°36'00" (Long Chord bears South 23°25'48" West 55.41 feet) to a point of tangency; and South 38°43'48" West 147.82 feet; thence North 89°19'35" West 927.30 feet to the point of beginning.

Parcel 8A:

Together with the beneficial interest created in that certain Quit Claim Deed recorded November 20, 2008, as Entry No. 2376390, of Official Records.

Parcel 9:

A part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in West Haven, Weber County, Utah: Beginning at a point on the North line of 4000 South Street (SR-37) as it exists at a 33.00 foot half-width, being 33.00 feet North 0°49'47" East along the Quarter Section line and 924.56 feet North 89°23'54" West from the South quarter corner of said Section 3; and running thence North 89°23'54" West 104.83 feet along said North line; thence North 0°36'06" East 231.00 feet; thence North 89°23'54" West 99.00 feet; thence South 0°36'06" West 231.00 feet to said North line of 4000 South Street; thence North 89°23'54" West 115.50 feet along said North line; thence North 0°36'06" East 231.00 feet; thence North 89°23'54" West 82.5 feet; thence South 0°36'06" West 231.00 feet to said North line of 4000 South Street; thence North 89°23'54" West 60.00 feet along said North line; thence North 0°36'06" East 231.00 feet; thence North 89°23'50" West 165.00 feet; thence North 0°36'06" East 8.25 feet; thence North 89°23'50" West 90.47 feet; thence North 0°39'07" East 1057.55 feet; thence South 89°19'34" East 717.52 feet; thence South 0°39'09" West 1295.90 feet to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417.14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North

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89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Parcel 10:

Part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the North line of road, 1641.6 feet West and 33 feet North, more or less, from the Southeast corner of said quarter Section, running thence East 74.1 feet; thence North 239.25 feet; thence West 76 feet; thence South 00°27'18" East 239.26 feet to the point of beginning.

Also, beginning at a point 95 rods West of the Southeast corner of said quarter Section; running thence North 16.5 rods; thence East 1 rod to the West line of the property heretofore conveyed to Lynn R. Saunders and Joyce K. Saunders; thence South 16.5 rods; thence West 1 rods to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417.14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Exhibit A-7