

Mail Recorded Deed and Tax Notice To:
Privet Barrow, LLC, a Utah limited liability company
1170 Goldspur Ln
Fruit Heights, UT 84037



File No.: 130173-CAF

SPECIAL WARRANTY DEED

Privet Barrow, LLC, a Utah limited liability company and CW The Parkway, LLC, a Utah limited liability company

GRANTOR(S) of Kaysville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Privet Barrow, LLC, a Utah limited liability company

GRANTEE(S) of Fruit Heights, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 08-001-0025 and 08-001-0082 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 31st day of July, 2020.

Privet Barrow, LLC, a Utah limited liability company

BY: Justin Atwater
Justin Atwater
Manager

CW The Parkway, LLC, a Utah limited liability company

BY: _____
Name: _____
Title: _____

Dated this 31st day of July, 2020.

Privet Barrow, LLC, a Utah limited liability company

BY: _____
Justin Atwater
Manager

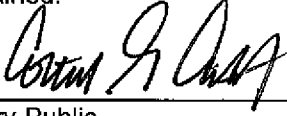
CW The Parkway, LLC, a Utah limited liability company

BY: _____
Name: Darlee A. Coats
Title: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 31st day of July, 2020, personally appeared before me Justin Atwater, who acknowledged themselves to be the Manager of Privet Barrow, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



STATE OF UTAH

COUNTY OF Davis

On the 31st day of July, 2020, personally appeared before me Darlene Carter, who acknowledged himself/herself to be the Manager of CW the Parkway, LLC, a Utah limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



EXHIBIT A
Legal Description

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DESERET DRIVE, SAID POINT BEING SOUTH 88°08'30" EAST ALONG THE QUARTER SECTION LINE 424.30 FEET AND NORTH 22°18'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 436.77 FEET FROM THE WEST QUARTER CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 22°18'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 437.41 FEET TO A POINT ON A 1000.00 FOOT RADIUS CURVE; THENCE NORTHERLY 116.75 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°41'21" (WHICH LONG CHORD BEARS NORTH 18°58'00" WEST 116.68 FEET); THENCE NORTH 15°37'20" WEST 255.97 FEET; THENCE NORTH 65°53'22" EAST 771.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 19°30'04" EAST ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE 1123.83 FEET; THENCE NORTH 88°08'30" WEST 708.61 FEET; THENCE SOUTH 67°41'20" WEST 106.29 FEET TO THE POINT OF BEGINNING.