

Mail Recorded Deed and Tax Notice To:  
Kodiak Properties LLC and Treviso Investments, LLC  
1455 West Center Street  
North Salt Lake, UT 84054



File No.: 83290-JP

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## SPECIAL WARRANTY DEED

**Kodiak Properties, LLC, a Utah limited liability company, as to an undivided 70% interest and Treviso Investments, LLC, as to an undivided 30% interest.**

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

**Kodiak Properties LLC, a Utah limited liability company, as to an undivided 70% interest and Treviso Investments, LLC, a Utah limited liability company, as to an undivided 30% interest**

**GRANTEE(S)** of North Salt Lake, 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.:** 01-098-0005 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 1st day of August, 2016.

Kodiak Properties LLC

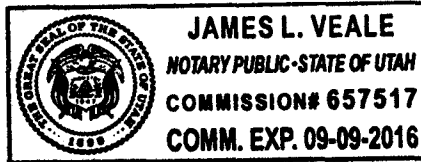
BY: [Signature]  
Andrew J. Hiller  
Member/Manager

BY: [Signature]  
Rani M. Hiller  
Member/Manager

Treviso Investments, LLC, a Utah limited liability company

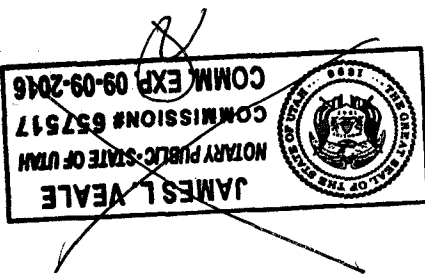
By: STS Properties, LLC, Member-Manager  
By: [Signature]  
Tom D. Stuart, Manager

STATE OF UTAH  
COUNTY OF DAVIS



On the 1st day of August, 2016, personally appeared before me Andrew Hiller and Rani M. Hiller, who acknowledged himself/herself to be the Member/Managers of Kodiak Properties LLC, a limited liability company, and that he/she, as such Member/Managers, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

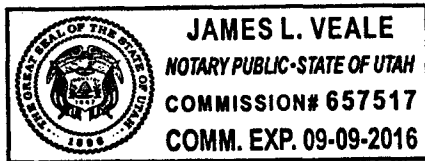
[Signature]  
Notary Public



STATE OF UTAH:  
COUNTY OF DAVIS:

On this 1st day of August, 2016, the foregoing instrument was acknowledged before me by Tom D. Stuart, the Manager of STS Properties, LLC, which is in turn the Member-Manager of TREVISO INVESTMENTS, LLC.

[Signature]  
NOTARY PUBLIC



**EXHIBIT A**

Government Lot 1, in Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM the following described parcels:

A parcel of land located in Government Lot 1, Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Davis County, State of Utah, more fully described as follows:

Beginning at a point South 00°37'40" West 548.93 feet along the East line of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, from the Northeast corner of said Section 9 and running thence South 00°37'40" West 102.13 feet along said East line to the South line of that property described as Parcel 17 in Book 1795 at Page 269 of the Davis County official records; thence along said South line the following four (4) courses: 442.29 feet along the arc of a 650.00 foot radius curve to the left (bearing to radius point is South 70°23'11" West) having a central angle of 38°59'13"; North 58°36'02" West 312.63 feet; North 54°19'17" West 69.54 feet; and 135.69 feet along the arc of a 140.00 foot radius curve to the right (bearing to radius point is North 35°40'43" East) having a central angle of 55°31'57" to a point on the North line of said Section 9; thence along said North line South 89°30'16" East 42.00 feet to a point North 89°30'16" West 620.44 feet from said Northeast corner; thence 95.51 feet along the arc of a 98.00 foot radius curve to the left (bearing to radius point is South 88°28'56" East) having a central angle of 55°50'22"; thence South 54°19'17" East 67.97 feet; thence South 58°36'02" East 311.06 feet; thence 374.74 feet along the arc of a 692.00 foot radius curve to the right (bearing to radius point is South 31°23'58" West) having a central angle of 31°01'39" to the point of beginning.

(Division of Parks and Recreation Deed as recorded in Book 2609 at Page 1423 of the Davis County Recorder's office) (NOTE: Description does not close)

ALSO LESS AND EXCEPTING THEREFROM that portion of land lying Southwesterly of the above described excepted parcel.

ALSO LESS AND EXCEPTING THEREFROM a parcel of land located in Government Lot 1, Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Davis County, State of Utah, more fully described as follows:

Beginning at a point on the East section line of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point being South 00°37'40" West 348.93 feet from the Northeast corner of said Section 9 and running thence South 00°37'40" West 200.05 feet along said section line to a point of curvature of a 692.00 foot radius curve to the left (radial bearing is South 62°25'37" West); thence 258.00 feet along said curve with a central angle of 21°21'43"; thence South 89°30'16" East 161.02 feet to the point of beginning.

(North Salt Lake City Canoe Take Out Parcel)