

E 2400161 B 4641 P 57-58
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/22/2008 9:50:00 AM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE & ESCROW

Order No: 92349
When Recorded Mail To:
David Dixon
24861 Adams Avenue
Murrieta, California 92562

WARRANTY DEED

University Park Boulevard Properties, LLC, a Utah Limited Liability Company,
grantor,

hereby CONVEY(S) AND WARRANT(S) to

^{G.}
^{S.}
David Dixon and Cathy Dixon, husband and wife as joint tenants
grantee,

of 938 South University Park Boulevard, Clearfield, UT 84015
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in
County, Utah: **AN UNDIVIDED 7.00% INTEREST IN ATTACHED EXHIBIT "A"**

Subject to an existing debt obligation in favor of Goldenwest Federal Credit Union, in the amount of \$1,651,214.00
and being recorded on August 17, 2005 as Entry Number 2097850 in Book 3851 at Page 1199. Together with any
modification made thereto.

Subject to an existing debt obligation in favor of Goldenwest Federal Credit Union, in the amount of \$2,855,000.00
and being recorded on July 2, 2007, as Entry Number 2285257 in Book 4316 at Page 2336. Together with any
modification made thereto.

Serial Number: 09-302-0010

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, **October 17, 2008**

Signed in the presence of:

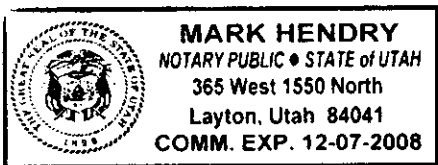
University Park Boulevard Properties, LLC, a
Utah Limited Liability Company

By: 
David J. Murdock, Manager

By: _____

State of **Utah**)
)
County of **Davis**)

On the 17th day of October, 2008, personally appeared before me **David J. Murdock**, Manager(s)/Member(s),
known to me to be a member(s)/manager(s) or designated agent(s) of the limited liability company that executed the
instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability
company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes
therein mentioned, and on oath state that he or she (they) is(are) authorized to execute this instrument and in fact
executed the instrument on behalf of the limited liability company.



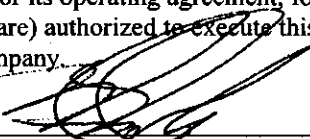

Notary Public

EXHIBIT "A"

AN UNDIVIDED 7.00% INTEREST

A PART OF LOT 3, HILLSIDE PARK SUBDIVISION, CLEARFIELD CITY, DAVIS COUNTY, UTAH AND A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF UNIVERSITY PARK BOULEVARD (2000 EAST STREET) WHICH IS 1269.36 FEET SOUTH 0 DEGREES 10 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER AND 21.50 FEET NORTH 89 DEG 49 MIN 50 SEC WEST FROM THE NORTHEAST CORNER OF SAID SECTION 7, AND RUNNING THENCE NORTH 89 DEG 49 MIN 50 SEC WEST FROM THE NORTHEAST CORNER OF SAID SECTION 7, AND RUNNING THENCE NORTH 89 DEG 49 MIN 50 SEC WEST 101.83 FEET; THENCE NORTH 36 DEG 37 MIN 42 SEC WEST 347.00 FEET TO THE LOT LINE COMMON TO LOTS 3 AND 4 OF SAID HILLSIDE PARK SUBDIVISION; THENCE NORTH 53 DEG 30 MIN 33 SEC EAST 186.71 FEET ALONG SAID LINE COMMON TO LOTS 3 AND 4 TO THE WESTERLY RIGHT OF WAY LINE OF SAID UNIVERSITY PARK BOULEVARD; THENCE TWO (2) COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: SOUTHEASTERLY ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 387.53 FEET (CENTRAL ANGLE EQUALS 50 DEG 27 MIN 48 SEC AND LONG CHORD BEARS SOUTH 25 DEGREES 03 MINUTES 44 SECONDS EAST 375.13 FEET) TO A POINT OF TANGENCY AND SOUTH 0 DEG 10 MIN 10 SEC WEST 50.00 FEET TO THE POINT OF BEGINNING.

Serial Number: