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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/6/2020 1:10:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
Layton Antelope, LLC
748 W. Heritage Park Blvd., Ste 203
Layton 84041



File No.: 120999-JCP

SPECIAL WARRANTY DEED

Layton Pointe, L.C., a Utah limited liability company

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

Layton Antelope, LLC

GRANTEE(S) of Layton, 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.: 09-422-0101 (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 5th day of August, 2020.

Layton Pointe, L.C., a Utah limited liability company

BY: Howland Partners, Inc., a Utah Corporation, its manager

BY: [Signature]
Gary L. Howland
Its: CEO

STATE OF UTAH

COUNTY OF Salt Lake

On the 5th day of August, 2020, personally appeared before me Gary L. Howard, who acknowledged themselves to be the CEO of Howland Partners, Inc., a Utah corporation, manager of Layton Pointe, L.C., a Utah limited liability company, and that they, as such [Signature], being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

All of Lot 101, Harris Pointe Subdivision – First Amended, according to the official plat thereof, recorded March 28, 2018 as Entry No. 3084208, in Book 6981, at Page 1060 in the office of the Davis County Recorder.

PARCEL 1A:

The non-exclusive easements and rights-of-way, appurtenant to Parcel 1 above, for parking, driveways, and for ingress and egress, as established by and provided for in that certain Reciprocal Easement Agreement recorded September 7, 2006, as Entry No. 2199504, in Book 4112, at Page 339 of the official records of the Davis County Recorder.

PARCEL 1B:

The non-exclusive easements, appurtenant to Parcel 1 above, for access, ingress, egress, parking, and utilities, as established by and provided for in that certain Reciprocal Easements Agreement, Maintenance Agreement, Declaration of Restrictive Covenants and Right of First Offer recorded August 6, 2014, as Entry No. 2816835, in Book 6075, at Page 184 of the official records of the Davis County Recorder.