

Mail Recorded Deed and Tax Notice To:  
Parrish Crossing, LLC, a Utah limited liability company  
1148 W Legacy Crossing Blvd, Suite 400  
Centerville, UT 84014



File No.: 112206-CAF

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## **SPECIAL WARRANTY DEED**

S & J 5, LLC, 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

Parrish Crossing, LLC, a Utah limited liability company

**GRANTEE(S)** of Centerville, 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.:** 06-368-0408 (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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 15<sup>th</sup> day of May, 2019.

File No. 112206-CAF

S & J 5, LLC, a Utah limited liability company

BY: Jeanette Roberts  
Jeanette Roberts  
Manager

BY: Sid Roberts  
Sid Roberts  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 13<sup>th</sup> day of May, 2019, personally appeared before me Jeanette Roberts, who acknowledged themselves to be the Manager of S & J 5, LLC, a Utah limited liability company, and that she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Kaila Johnson  
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On the 13<sup>th</sup> day of May, 2019, personally appeared before me Sid Roberts, who acknowledged himself to be the Manager of S & J 5, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Kaila Johnson  
Notary Public



**EXHIBIT A**

**PARCEL 1:**

All of Lot 402, LEGACY CROSSING AT PARRISH LANE LOT 4 AMENDED, according to the official plat thereof, recorded in the office of the County Recorder of Davis County, State of Utah on February 4, 2014 as Entry No. 2788626 in Book 5948 at Page 369.

ALSO including a portion of Lot 405, Legacy Crossing at Parrish Lane Lot 4 Amended, according to the official plat thereof, recorded in the office of the County Recorder of Davis County, State of Utah, more particularly described as follows:

Beginning at the Northwest corner of Lot 405, Legacy Crossing at Parrish Lane Lot 4 Amended, according to the official plat thereof as recorded in the office of the Davis County Recorder and running thence South 86°08'42" East 78.64 feet along the North line of said Lot 405; thence South 03°51'18" West 197.11 feet; thence North 86°08'42" West 65.36 feet to the West line of said Lot 405; thence North 197.56 feet along the West line of said Lot 405 to the point of beginning.

**PARCEL 1A:**

A non-exclusive perpetual easement on, over, across and through the easement area for vehicular and pedestrian ingress to and egress from all on the Grantor's property as described in that certain Access Easement recorded September 20, 2010 as Entry No. 2553826 in Book 5112 at Page 821, now known as Legacy Crossing Boulevard, (300 North), a private road.

**PARCEL 1B:**

A non-exclusive easement over, across, through and around the Common Areas of each of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5 and Lot 6, for the purpose of providing and permitting pedestrian and vehicular ingress, egress, and cross-access to adjacent lots, parcels and public rights-of-way, including without limitation, ingress, egress and cross-access for commercial delivery vehicles in accordance with truck route and pedestrian and vehicular circulation patterns as approved by Centerville City, Utah, for the subject property, as created by Declaration of Parking and Cross-Access Easement and other easements and restrictions affecting the land recorded on October 29, 2010 as Entry No. 2563121 in Book 5141 at Page 1013.