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BK 7431 PG 695

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/17/2020 11:54:00 AM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:  
Landing Strip, LLC, a Utah limited liability company  
325 Oak Ln.  
Kaysville, UT 84037



File No.: 120817-CAF

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## SPECIAL WARRANTY DEED

Arda Jean Manor, L.C., a Utah limited liability company

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

Landing Strip, LLC, a Utah limited liability company

GRANTEE(S) of Kaysville, 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.: 06-085-0026 and 06-083-0025 (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 2020 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 16th day of January, 2020.

Arda Jean Manor, L.C., a Utah limited liability  
company

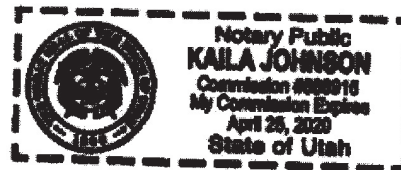
BY:   
David L. Phillips  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 16<sup>th</sup> day of January, 2020, personally appeared before me David L. Phillips, who acknowledged  
themselves to be the Manager of Arda Jean Manor, L.C., 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



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Beginning 72 feet East from the Northwest corner of the Southwest quarter of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian and running thence South 00°35' East 12.82 chains; thence East 519.07 feet, more or less, to the West line of that certain property described in Book 765 at Page 301 of the official records of the Davis County Recorder; thence North 814.88 feet along said West line to a point East of the point of beginning; thence West 521.77 feet, more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM a parcel of land located in the Southwest quarter of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, more fully described as follows:

Beginning at the intersection of the East right-of-way line of Redwood Road and the North right-of-way line of 1100 North Street said point is North 89°55'38" East 54.52 feet coincident with the monumented centerline of 1100 North Street and North 00°04'22" West 33.00 feet from the street monument found in the intersection of 1100 North and Redwood Road; and thence coincident with the East right-of-way line of Redwood Road North 00°34'09" West 33.33 feet; thence North 89°33'30" East 3.87 feet; thence South 44°46'14" East 36.87 feet; thence South 00°13'46" West 7.15 feet to the North right-of-way line of 1100 North Street; thence coincident with said line South 89°55'38" West 29.47 feet to the point of beginning.

**PARCEL 2:**

Beginning on the East line of a highway, 50.0 feet perpendicularly distant Easterly from the center line thereof, at a point South 89°58'09" East 72 feet, more or less, from the West quarter corner of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian and running thence North 00°35' West 161.53 feet along said highway; thence East 521.77 feet; South 00°35' East 162.11 feet parallel to said highway to the South line of the quarter section; thence North 89°58'09" West 521.77 feet along the quarter section line to the point of beginning.