

Founders Title Company of Davis 18-024987

MAIL TAX NOTICE TO:

CAPITAL REEF MANAGEMENT, LLC

498 N. 900 W. STE 210  
KAYSVILLE, UT 84037

11-036-0051

11-036-0031

**SPECIAL WARRANTY DEED**

COMPASS HOLDINGS DEVELOPMENT, LLC Grantor,

of County of Davis County, State of Utah, hereby

CONVEY and WARRANT only as against all claiming by, through or under it to

CAPITAL REEF MANAGEMENT, LLC Grantee

of Kaysville, County of Davis County, State of Utah

for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described

tract of land in Davis County, State of Utah:

See Exhibit "A" attached hereto and which made a part hereof

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2018 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this OCT. 19, 2018

COMPASS HOLDINGS DEVELOPMENT, LLC

BY: [Signature]  
Name: Matthew J Yeates  
Its: member

STATE OF UTAH

COUNTY OF DAVIS

On the 17th of October, 2018, before me, the undersigned Notary Public, personally appeared Name: MATTHEW J YEATES Its: MEMBER of COMPASS HOLDINGS DEVELOPMENT, LLC, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged 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 an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

[Signature]  
Notary Public  
Residing at: DAVIS COUNTY  
My Commission Expires: 10.22.19

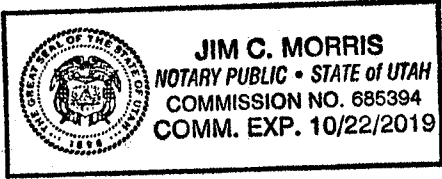


EXHIBIT A

(Description of Trust Property)

Beginning at the Southwest Corner of Bromsfield Subdivision, said point being South  $89^{\circ}50'45''$  East 326.40 feet along the section line to the Northwest Corner of Bromsfield Subdivision and South  $2^{\circ}41'00''$  West 127.20 feet along the west line of Bromsfield Subdivision and South  $0^{\circ}26'00''$  East 122.93 feet along the west line of Bromsfield Subdivision from the Northwest Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running;

Thence South  $89^{\circ}50'45''$  East 1353.74 feet along the south line of Bromsfield Subdivision to the Southwest Corner of Lot 7, Bromsfield Subdivision;

Thence South  $8^{\circ}58'01''$  East 13.36 feet;

Thence southwesterly 145.97 feet along the arc of a 227.50 foot radius curve to the right, (center bears North  $86^{\circ}31'21''$  West and long chord bears South  $21^{\circ}51'30''$  West 143.48 feet, with a central angle of  $36^{\circ}45'42''$ );

Thence southerly 120.73 feet along the arc of a 172.50 foot radius curve to the left, (center bears South  $49^{\circ}45'39''$  East and long chord bears South  $20^{\circ}11'23''$  West 118.28 feet, with a central angle of  $40^{\circ}05'56''$ );

Thence South  $0^{\circ}08'25''$  West 28.27 feet;

Thence southwesterly 89.72 feet along the arc of a 227.50 foot radius curve to the right, (center bears North  $89^{\circ}51'35''$  West and long chord bears South  $11^{\circ}26'20''$  West 89.14 feet, with a central angle of  $22^{\circ}35'49''$ );

Thence southeasterly 18.68 feet along the arc of a 15.00 foot radius curve to the left, (center bears South  $67^{\circ}15'46''$  East and long chord bears South  $12^{\circ}56'14''$  East 17.50 feet, with a central angle of  $71^{\circ}20'57''$ );

Thence southeasterly 130.76 feet along the arc of a 227.50 foot radius curve to the right, (center bears South  $41^{\circ}23'17''$  West and long chord bears South  $32^{\circ}08'44''$  East 128.97 feet, with a central angle of  $32^{\circ}55'59''$ );

Thence southeasterly 223.29 feet along the arc of a 172.50 foot radius curve to the left, (center bears North  $74^{\circ}19'16''$  East and long chord bears South  $52^{\circ}45'44''$  East 208.03 feet, with a central angle of  $74^{\circ}10'01''$ );

Thence South  $0^{\circ}09'15''$  West 55.00 feet;

Thence North  $89^{\circ}50'45''$  West 1447.77 feet;

Thence North  $0^{\circ}35'45''$  West 517.68 feet;

Thence South  $89^{\circ}24'15''$  West 27.00 feet to the east line of the East Frontage Road of State Highway No. 89, (Mountain Road);

Thence North  $0^{\circ}35'45''$  West 162.53 feet along the east line of the east Frontage Road of State Highway No. 89, (Mountain Road) to the point of beginning.