

D25715
AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
STATION PARK TOWNHOMES, LLC
c/o BRIGHTON DEVELOPMENT UTAH LLC
43 E. Center Street, Suite 103
North Salt Lake, UT 84054

WARRANTY DEED

THE C LIMITED PARTNERSHIP

Grantor,

of Centerville, County of Davis, State of UT
hereby CONVEY and WARRANT to

STATION PARK TOWNHOMES, LLC, a Utah limited liability

Grantee,

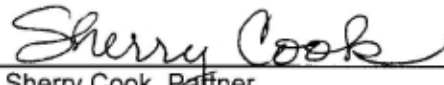
of North Salt Lake, County of Davis, State of UT,

for the sum of TEN DOLLARS AND NO/100 and other good and valuable consideration, the
following tract of land in the County of DAVIS, State of UT, to-wit

See Attached Exhibit "A"
08-486-0118

WITNESS the hand of said grantor, this 18 day of July, 2020

THE C LIMITED PARTNERSHIP

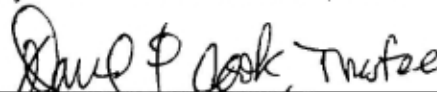


By: Sherry Cook, Partner

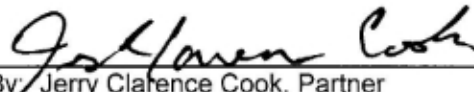


By: Jeffrey Dean Cook, Partner

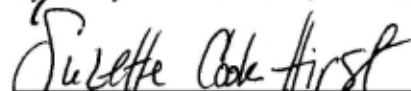
By: The David P Cook Trust, dated 3/3/17, Partner



By: David P Cook, Trustee



By: Jerry Clarence Cook, Partner



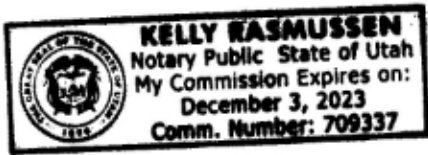
By: Suzette Cook Hirst, Partner

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 18 day of July, 2020, personally appeared before me Sherry Cook, Jeffery Dean Cook , David P Cook Trustees of the David P Cook Trust, dated 3/3/17, Jerry Clarence Cook, and Suzette Cook Hirst, Partners of THE C LIMITED PARTNERSHIP, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public



ORDER NUMBER: D25715

EXHIBIT "A"

PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY, SAID POINT BEING NORTH 00°00'21" WEST 691.01 FEET AND SOUTH 89°59'39" WEST 447.29 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14 AND RUNNING THENCE SOUTH 61°45'46" WEST 91.25 FEET; THENCE SOUTH 00°03'29" WEST 210.02 FEET; THENCE NORTH 89°47'29" WEST 417.01 FEET; THENCE NORTH 00°20'20" WEST 266.80 FEET; THENCE SOUTH 89°47'29" EAST 317.58 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 42.54 FEET, A DELTA ANGLE OF 19°58'50", A CHORD BEARING OF SOUTH 79°48'04" EAST, AND A CHORD LENGTH OF 42.33 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 178.00 FEET, AN ARC LENGTH OF 101.43 FEET, A DELTA ANGLE OF 32°39'00", A CHORD BEARING OF SOUTH 86°08'09" EAST, AND A CHORD LENGTH OF 100.07 FEET; THENCE NORTH 77°32'21" EAST 37.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY; THENCE SOUTH 24°16'47" EAST ALONG SAID RIGHT OF WAY 8.57 FEET TO THE POINT OF BEGINNING.