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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/29/2020 4:30:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
GRNOBL, L.C., a Utah limited liability company
1248 East Briggs Drive
Bountiful, UT 84010



File No.: 135244-DMP

SPECIAL WARRANTY DEED

William Criddle Farm, LLC, a Utah limited liability company

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

GRNOBL, L.C., a Utah limited liability company

GRANTEE(S) of Bountiful, 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.: 12-046-0162 (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 27th day of October, 2020.

William Criddle Farm, LLC, a Utah limited liability company

BY: Con L. Wilcox
Con L. Wilcox
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 27th day of October, 2020, personally appeared before me Con L. Wilcox, who acknowledged himself to be the Manager of William Criddle Farm, 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.

Krista Allred
Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Proposed CRIDDLE FARMS NORTH PHASE 3B SUBDIVISION, being more particularly described as follows:

Beginning at a point on the West line of 4000 West Street, said point being South 89°54'32" West 33.00 feet along the section line to the extension of the West line of 4000 West Street and South 00°14'20" West 129.32 feet to and along the West line of 4500 West Street from the Northeast corner of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running thence South 00°14'20" West 948.10 feet along the West line of 4000 West Street; thence North 89°45'40" West 110.00 feet to the Southeast corner of Lot 203, Criddle Farms North Phase 2 Subdivision; thence North 00°14'20" East 943.78 feet along the East line of Criddle Farms North Phase 2 Subdivision to and along the East line to the Northeast corner of Criddle Farms North Phase 3A Subdivision; thence North 00°05'28" West 4.32 feet; thence South 89°45'40" East 110.02 feet to the point of beginning.

PARCEL 2:

Proposed CRIDDLE FARMS NORTH PHASE 4 SUBDIVISION, being more particularly described as follows:

Beginning at a point on the South line of 700 South Street, said point being South 89°54'32" West 1063.76 feet along the section line and South 00°05'28" East 33.00 feet from the Northeast corner of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running thence South 00°05'28" East 100.00 feet; thence South 89°54'32" West 5.00 feet; thence South 00°05'28" East 160.00 feet; thence South 89°54'32" West 6.42 feet; thence South 00°05'28" East 100.00 feet; thence North 89°54'32" East 409.91 feet; thence South 00°14'20" West 305.00 feet to a Northwest corner of Criddle Farms North Phase 3 Subdivision; thence South 11°06'48" West 365.95 feet along the West line to a Southwest corner of Criddle Farms North Phase 3 Subdivision, also being a point on the North line of Criddle Farms North Phase 2 Subdivision; thence South 89°58'20" West 283.90 feet along the North line to an interior corner of Criddle Farms North Phase 2 Subdivision; thence North 00°01'40" West 160.00 feet along the East line to a Northeast corner of Criddle Farms North Phase 2 Subdivision; thence South 89°58'20" West 47.13 feet along the North line to an interior corner of Criddle Farms North Phase 2 Subdivision; thence North 00°01'40" West 91.75 feet along the East line to a Northeast corner of Criddle Farms North Phase 2 Subdivision; thence North 89°45'27" West 161.38 feet along the North line to a Northwest corner of Criddle Farms North Phase 2 Subdivision; thence South 00°14'33" West 91.77 feet along the West line to an interior corner of Criddle Farms North Phase 2 Subdivision; thence North 89°45'27" West 100.00 feet along the North line to a Northwest corner of Criddle Farms North Phase 2 Subdivision, said point being on the West line of the Northeast quarter of the Northeast quarter of Section 7; thence North 00°14'33" East 862.11 feet along the West line of the Northeast quarter of the Northeast quarter of Section 7 to the South line of 700 South Street; thence North 89°54'32" East 262.01 feet along the South line of 700 South Street to the point of beginning.

Tax Id No.: 12-046-0162