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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/8/2020 4:38:00 PM
FEE \$40.00 Pgs: 10
DEP eCASH REC'D FOR ARTISAN TITLE

9945

WHEN RECORDED MAIL TO:
Stack Farmington Land, LLC
2801 Thanksgiving Way #100
Lehi, Utah 84043

SPECIAL WARRANTY DEED

Munday LLC a Delaware limited liability company as to a 47.15% interest

Rich Day as to a 18.75% interest

Stephanie Stuart, as trustee of the SPQR Irrevocable Trust u/a/d 7/12/2012 as to a 34.10% interest

Grantor,

of Salt Lake, County of Salt Lake, State of Utah
hereby CONVEY and WARRANTY only as against all claiming by, through or under to

Stack Farmington Land, LLC a Utah limited liability company

Grantee,

of Lehi, County of Utah, State of Utah, for the sum of TEN DOLLARS and other good and valuable
consideration, the following tract of land in DAVIS, State of , to-wit

See Attached Exhibit "A"

08-057-0040, 08-057-0064, 08-057-0053, 08-057-0015, 08-057-0046

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to
2020 taxes and thereafter.

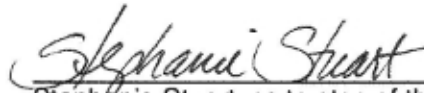
WITNESS the hand of said grantor, this 8th day of December, 2020.

Munday, LLC, a Delaware limited liability company



By: Jared Huish, Manager

Rich Day



Stephanie Stuart, as trustee of the SPQR Irrevocable Trust u/a/d
7/12/2012

WITNESS the hand of said grantor, this 8th day of December, 2020.

Munday, LLC, a Delaware limited liability company

By: Jared Huish, Manager

Rich Day



Rich Day

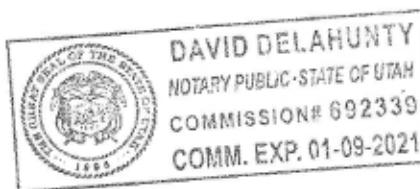
Stephanie Stuart, as trustee of the SPQR Irrevocable Trust u/a/d
7/12/2012

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 8th day of December, 2020, personally appeared before me Jared Huish the Manager of Munday, LLC a Delaware limited liability company the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public



STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 8th day of December, 2020, personally appeared before me Rich Day the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

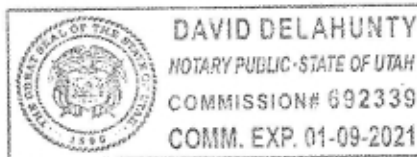
Notary Public

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 8th day of December, 2020, personally appeared before me Stephanie Stuart, as trustee of the SPQR Irrevocable Trust u/a/d 7/12/102 the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public



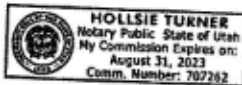
STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 8th day of December, 2020, personally appeared before me Jared Huish the Manager of Munday, LLC a Delaware limited liability company the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 8th day of December, 2020, personally appeared before me Rich Day the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Hollsie Turner



Notary Public

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 8th day of December, 2020, personally appeared before me Stephanie Stuart, as trustee of the SPQR Irrevocable Trust u/a/d 7/12/102 the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

EXHIBIT "A"

PARCEL NO. 2 (PART OF VH-UTa4):

A 2 ROD STRIP OF GROUND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°52' EAST 627.82 FEET (NORTH 89°52' EAST 632.88 FEET OF RECORD) ALONG THE QUARTER SECTION LINE AND NORTH 00°13'11" EAST 566.23 FEET (NORTH 562.32 FEET OF RECORD) FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WESTERLY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, AND RUNNING THENCE NORTH 89°46'49" WEST 82.55 FEET (WEST OF RECORD) TO THE EAST LINE OF AN EXISTING ROAD; THENCE SOUTH 00°13'11" WEST 33.00 FEET (SOUTH OF RECORD) ALONG THE SAID EAST LINE; THENCE SOUTH 89°46'49" EAST 105.69 FEET (EAST OF RECORD) TO THE WESTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE NORTH 34°42'24" WEST 40.25 FEET (NORTH 34°40' WEST 40.123 FEET OF RECORD) TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0040

PARCEL NO. 4 (VH-UTa3, VH-UTa5, VH-UTa6 and VH-UTa7):

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 14 IN TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE 1525 WEST STREET AND THE SOUTH LINE OF THE ABANDONED OREGON SHORT LINE RAILROAD RIGHT-OF-WAY SAID POINT IS SOUTH 89°49'51" WEST 112.21 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 AND NORTH 00°41'10" EAST 512.82 FEET COINCIDENT WITH SAID WEST RIGHT OF-WAY LINE FROM THE CENTER QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND THENCE COINCIDENT WITH THE ABANDONED OREGON SHORT LINE RAILROAD RIGHT-OF-WAY SOUTH 70°34'11" EAST 60.82 FEET TO THE POINT OF BEGINNING FOR THE BOUNDARY LINE AGREEMENT FILED IN BOOK 2435 PAGE 640; THENCE NORTH 00°13'11" EAST 28.55 FEET; THENCE NORTH 06°35'33" WEST 120.70 FEET; THENCE NORTH 00°05'55" EAST 520.46 FEET TO A POINT 50.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTER LINE OF THE UNION PACIFIC RAILROAD; THENCE COINCIDENT WITH SAID LINE THE FOLLOWING 3 COURSES: (1) THENCE NORTH 50°36'19" WEST 161.86 FEET (2) SOUTH 39°24'28" WEST 49.99 FEET AND (3) NORTH 50°36'13" WEST 457.57 FEET TO A POINT OF NON-TANGENCY OF A 225.03 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 44°15'25" EAST; THENCE SOUTHWESTERLY 16.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'55"; THENCE SOUTH 41°33'09" WEST 655.95 FEET TO A POINT OF TANGENCY OF A 1,630.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 1,028.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°08'21"; THENCE COINCIDENT WITH THE EAST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD PROPERTY SOUTH 34°42'24" EAST 796.68 FEET TO THE WEST LINE OF THE PROPERTY PREVIOUSLY KNOWN AS THE HESS PROPERTY NOW OWNED BY WOODSIDE HOMES; THENCE COINCIDENT WITH SAID

PROPERTY'S WEST AND NORTHERLY LINES THE FOLLOWING 3 COURSES: (1) NORTH 00°13'1" EAST 663.34 FEET, (2) NORTH 89°53'15" EAST 1,268.31 FEET, (3) SOUTH 70°14'1" EAST 63.76 FEET TO SAID WEST RIGHT-OF WAY LINE OF THE 1525 WEST STREET; THENCE COINCIDENT WITH SAID LINE NORTH 00°41'10" EAST 21.63 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0053

PARCEL NO. 5 (VH-UTa9):

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°49'51" WEST 897.80 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 AND NORTH 00°10'09" WEST 1147.79 FEET FROM THE CENTER QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND THENCE NORTH 29°58'50" WEST 316.29 FEET; THENCE NORTH 41°33'09" EAST 313.04 FEET TO A POINT OF NON TANGENCY OF A 673.28 FEET RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 45°41'48" EAST; THENCE NORTHEASTERLY 71.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'24" TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE COINCIDENT WITH SAID LINE SOUTH 50°36'13" EAST 293.56 FEET TO A POINT OF NON-TANGENCY OF A 225.03 FEET RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 44°15'25" EAST; THENCE SOUTHWESTERLY 16.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'55"; THENCE SOUTH 41°33'09" WEST 479.15 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0046

PARCEL NO. 6 (VH-UTa1):

BEGINNING AT A POINT 1.66 CHAINS WEST OF THE CENTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 7.47 CHAINS, MORE OR LESS, TO THE SOUTHERLY LINE OF THE OLD ABANDONED O.S.L RAILROAD RIGHT OF WAY, THENCE WEST 20.12 CHAINS, MORE OR LESS, TO THE WEST LINE OF THE GRANTORS LAND, THENCE SOUTH 621.88 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF THE D&RGW RAILROAD RIGHT OF WAY, THENCE SOUTH 34°40' EAST 363.0 FEET, MORE OR LESS, TO A POINT 6.59 CHAINS SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE EAST 1115.0 FEET, MORE OR LESS, TO THE WEST LINE OF A

ROAD; THENCE NORTH 434.94 FEET, MORE OR LESS, ALONG SAID ROAD TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0015

PARCEL NO. 7 (VH-UTa8):

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14 IN TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE

BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF THE JAMES T. WORKMAN SURVEY OF THE NORTH HALF AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID CORNER BEING SOUTH 00°03'58" EAST 757.69 FEET (SOUTH 11.48 CHAINS BY RECORD) COINCIDENT WITH THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 15, AND THENCE COINCIDENT WITH THE NORTH AND WEST LINES OF TRACT 3A OF THE SURVEY PERFORMED BY CORNERSTONE AND FILED AT THE DAVIS COUNTY SURVEYOR'S OFFICE WITH A FILE NUMBER OF 003288- D THE FOLLOWING 7 COURSES: NORTH 89°46'56" WEST 105.41 FEET SOUTH 00°13'11" WEST 111.51 FEET TO THE EAST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD PROPERTY, SOUTH 34°42'22" EAST 622.12 FEET, NORTH 55°17'36" EAST 20.00 FEET, SOUTH 37°57'24" EAST 63.42 FEET, SOUTH 89°46'49" EAST 13.91 FEET, AND SOUTH 34°42'24" EAST 402.49 FEET; THENCE CONTINUING COINCIDENT WITH THE EAST LINE OF SAID RAILROAD PROPERTY NORTH 89°46'49" WEST 63.41 FEET; THENCE SOUTH 34°42'24" EAST 235.63; FEET TO A POINT OF NON-TANGENCY OF A 1,430.00 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 14°25'17" WEST; THENCE NORTHEASTERLY 849.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°01'34"; THENCE NORTH 41°33'09" EAST 694.59 FEET TO A POINT OF NON-TANGENCY OF A 673.28 FOOT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 45°41'48" EAST; THENCE NORTHEASTERLY 71.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'24" TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, THENCE COINCIDENT WITH SAID LINE NORTH 50°36'12" WEST 171.61 FEET TO THE SOUTHERLY LINE OF THE RELOCATED SHEPARD LANE RIGHT-OF-WAY AS REFERENCED IN SAID TRACT 3A OF THE CORNERSTONE SURVEY; THENCE COINCIDENT WITH SAID SOUTHERLY LINE THE FOLLOWING 5 COURSES: (1) SOUTH 62°34'40" WEST 133.36 FEET TO A POINT OF NON-TANGENCY OF A 632.96 FOOT RADIUS CURVE TO THE RIGHT OF WHICH THE RADIUS POINT BEARS NORTH 27°25'20" WEST, (2) WESTERLY 563.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°00'07", (3) NORTH 71°30'01" WEST 113.83 FEET, (4) NORTH 47°12'05" WEST 107.81 FEET (5) NORTH 50°55'20" WEST 61.96 FEET TO THE SOUTH LINE OF THE LEE ANN EVANS TRUST PARCEL AS RECORDED IN BOOK 531 PAGE 776; THENCE COINCIDENT WITH SAID SOUTH LINE NORTH 89°46'54" WEST 814.29 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THERE FROM ALL PORTIONS COVNEYED TO WEBER BASIN WATER CONSERVANCY DISTRICT BY A WARRANTY DEED RECORDED GUNE 7TH, 2018 AS ENTRY NO. 309835 IN BOOK 7031 AT PAGE 1152 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 350 EAST STREET, SAID POINT BEING SOUTH 00°03'58" EAST ALONG THE SECTION LINE 819.69 FEET AND NORTH 89°46'49" WEST 105.73 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°46'49" EAST 70.00 FEET; THENCE SOUTH 00°13'11" WEST 27.50 FEET; THENCE SOUTH 34°42'24" EAST 530.10 FEET; THENCE NORTH 55°17'36" EAST 16.14 FEET; THENCE SOUTH 37°57'24" EAST 95.55 FEET; THENCE SOUTH 89°46'49" EAST 16.40 FEET; THENCE SOUTH 34°42'24" EAST 677.29 FEET TO A POINT ON THE FARMINGTON CITY PARCEL AS CONTAINED IN THAT CERTAIN AGREEMENT TO EXCHANGE TITLE RECORDED AS ENTRY NO. 2383285; THENCE SOUTHWESTERLY 128.12 FEET ALONG THE ARC OF A 1430.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°08'00" {WHICH RADIUS POINT BEARS NORTH 19°33'14" WEST AND THE LONG CHORD BEARS SOUTH 73°00'46" WEST 128.08 FEET) TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UTA RAIL TRAIL;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: NORTH 34°42'24" WEST 235.63 FEET; THENCE SOUTH 89°46'49" EAST 63.42 FEET; THENCE NORTH 34°42'24" WEST 402.49 FEET; THENCE NORTH 89°46'49" WEST 13.91 FEET; THENCE NORTH 37°57'24" WEST 63.42 FEET; THENCE SOUTH 55°17'36" WEST 20.00 FEET; THENCE NORTH 34°42'24" WEST 622.12 FEET TO SAID EAST RIGHT-OF-WAY LINE OF 350 EAST STREET; THENCE NORTH 00°13'11" EAST 49.53 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THERE FROM ALL PORTIONS CONVEYED TO PB FARMINGTON 70, LLC BY A WARRANTY DEED RECORDED DULY 5TH, 2019 AS ENTRY NO. 3170783 IN BOOK 7298 AT PAGE 605 DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 14 & THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUGH 00°03'58" EAST ALONG THE SECTION LINE 757.69 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°46'49" EAST 814.30 FEET; THENCE SOUTH 50°55'20" EAST 61.93 FEET; THENCE SOUTH 47°12'05" EAST 85.94 FEET TO THE CENTERLINE OF HAIGHT CREEK; THENCE ALONG THE CENTERLINE OF SAID HAIGHT CREEK THE FOLLOWING NINETEEN (19) COURSES: (1) SOUTH 67°29'15" WEST 17.46 FEET, (2) NORTH 86°26'50" WEST 33.86 FEET, (3) SOUTH 66°24'01" WEST 11.62 FEET, (4) NORTH 69°12'18" WEST 24.15 FEET, (5) SOUTH 48°22'15" WEST 33.00 FEET, (6) SOUTH 05°04'29" EAST 19.33 FEET, (7) SOUTH 14°12'08" WEST 27.78 FEET, (8) SOUTH 72°31'42" WEST 21.42 FEET, (9) SOUTH 10°12'39" WEST 26.24 FEET, (10) SOUTH 52°47'16" WEST 83.69 FEET, (11) SOUTH 14°52'38" WEST 49.64 FEET, (12) SOUTH 45°36'21" EAST 34.24 FEET, (13) SOUTH 06°38'53" EAST 15.75 FEET, (14) SOUTH 62°59'38" EAST 18.56 FEET, (15) SOUTH 35°59'26" EAST 50.64 FEET, (16) SOUTH 07°25'01" WEST 19.77 FEET, (17) SOUTH 46°23'21" WEST 189.60 FEET, (18) SOUTH 00°19'02" WEST 46.41 FEET, AND (19) SOUTH 48°13'23" WEST 92.99 FEET; THENCE NORTH 38°15'35" WEST 289.04 FEET; THENCE NORTH 23°16'55" WEST 28.14 FEET; THENCE NORTH 40°13'31" WEST 63.96 FEET; THENCE NORTH 44°50'10" WEST 182.23 FEET; THENCE NORTH 34°33'00" WEST 81.39 FEET; THENCE SOUTH 55°17'36" WEST 130.62 FEET; THENCE NORTH 34°42'24" WEST 164.24 FEET; THENCE NORTH 00°13'11" EAST 27.50 FEET; THENCE NORTH 89°46'49" WEST 70.00 FEET TO THE EAST RIGHT OF WAY LINE OF 350 EAST STREET; THENCE NORTH 0°13'11" EAST 62.00 FEET ALONG SAID RIGHT OF WAY LINE ; THENCE SOUTH 89°46'49" EAST 105.44 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THERE FROM ALL PORTIONS COVNEYED TO ARROWGATE, LLC DISTRICT BY A WARRANTY DEED RECORDED DECEMBER 2ND, 2019 AS ENTRY NO. 3207555 IN BOOK 7399 AT PAGE 451 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUGH 00°03'58" EAST ALONG THE SECTION LINE 982.14 FEET AND NORTH 89°56'02" EAST 57.47 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 55°17'36" EAST 130.62 FEET; THENCE SOUTH 34°33'00" EAST 81.39 FEET; THENCE SOUTH 44°50'10" EAST 182.23 FEET; THENCE SOUTH 40°13'31" EAST 63.96 FEET; THENCE SOUTH 23°16'55" EAST 28.14 FEET; THENCE SOUTH 38°15'35" EAST 289.04 FEET TO THE CENTERLINE OF HAIGHT CREEK; THENCE TOW (2) COURSES ALONG SAID CENTERLINE AS FOLLOWS: (1) SOUTH 48°13'23" WEST 68.60 FEET AND (2) SOUTH 74°25'08" WEST 82.41 FEET; THENCE NORTH 34°42'24" WEST 151.32 FEET; THENCE NORTH 89°46'49" WEST 16.40 FEET; THENCE NORTH 37°57'24" WEST 95.55 FEET; THENCE SOUTH 55°17'36" WEST 16.14 FEET; THENCE NORTH 34°42'24" WEST 365.86

FEET TOT HE POING OF BEGINNING.

TAX PARCEL NO. 08-057-0064