

WHEN RECORDED MAIL TO:

Grantee
2893 W. 1700 S.
SYRACUSE, VT 84075

16-021880

SPECIAL WARRANTY DEED

Syracuse School Development III, LLC, a Utah limited liability company Grantor,
of Kaysville, County of Davis, State of Utah, hereby

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

Syracuse Arts Academy, a Utah non-profit corporation, Grantee

of 2893 W. 1700 S. SYRACUSE, VT 84075 for the sum of

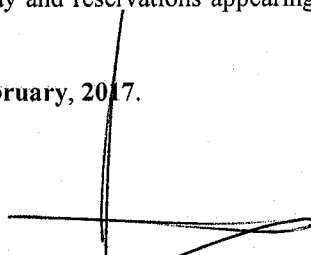
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION - - - - - the following described

tract of land in DAVIS County, State of Utah:

See Exhibit "A" attached hereto and made a part hereof. 12-819-0001

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2017 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 13th day of February, 2017.



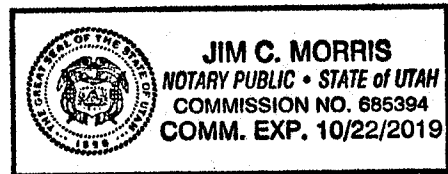
Syracuse School Development III, LLC
By: Ted Stevenson
Its: Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF **Davis**)

On the **13th** day of **February, 2017**, before me, the undersigned Notary Public, personally appeared **JEN STEVENSON**, 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.

Jim C Morris
NOTARY PUBLIC



My Commission Expires: **10-22-19**

Residing at: **Davis County**

EXHIBIT A

PROPERTY DESCRIPTION

All of Lot 1, Ninigret North Subdivision II-Subdivision, according to the official plat thereof, recorded March 20, 2015, as Entry No 2855159 in the office of the county recorder of Davis County, Utah

Mail Recorded Deed and Tax Notice To:
Syracuse Arts Academy, a Utah nonprofit corporation
290 N. Flint Street, #A
Kaysville, UT 84037



File No.: 140090-KAP

CORRECTIVE SPECIAL WARRANTY DEED

Syracuse City, a municipal corporation

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

Syracuse Arts Academy, a Utah nonprofit corporation

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

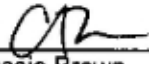
TAX ID NO.: 12-091-0096, 12-091-0091, 12-091-0097 and 12-717-0002 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

****This deed is given to correct a clerical error in the property description. The original Special Warranty Deed was recorded April 26, 2021 as Entry No. 3375615 in Book 7746 at Page 2330 of Official Records.****

Dated this 20 day of July, 2021.

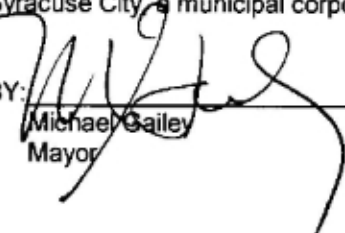
Attest:



Cassie Brown
Syracuse City Recorder



Syracuse City, a municipal corporation

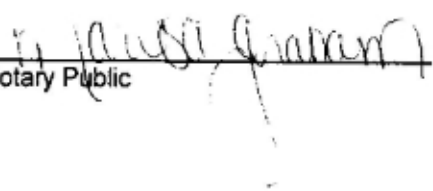
BY: 

Michael Gailey
Mayor

STATE OF UTAH

COUNTY OF DAVIS

On the 20 day of July, 2021, personally appeared before me Michael Gailey, who being by me duly sworn did say that he is the Mayor of Syracuse City, a municipal corporation, and acknowledged that he signed the foregoing instrument on behalf of said corporation by authority of a resolution of its Board of Directors.



Notary Public

EXHIBIT A
Legal Description

A part of the Northwest quarter of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Syracuse City, Davis County, Utah.

Beginning at a point on the East right-of-way line of 3000 West Street as it exists at a 33.00 foot half-width, being 305.00 feet South 00°09'33" West along the section line, and 33.00 feet South 89°50'27" East from the Northwest corner of said Section 16; running thence South 89°49'37" East 356.00 feet; thence South 00°09'29" West 178.01 feet; thence South 89°49'37" East 381.88 feet; thence North 00°09'29" East 178.01 feet; thence South 89°49'37" East 59.23 feet to the West line of the proposed Utah Department of Transportation property; thence six (6) courses along said Westerly line as follows: (1) South 00°12'56" West 28.76 feet; (2) South 14°14'45" East 18.97 feet; (3) South 22°47'06" East 369.45 feet; (4) South 26°48'07" East 0.38 feet to the North line of Fremont Park Subdivision, as recorded with the Davis County Recorder; (5) North 89°47'06" West 0.16 feet; and (6) South 26°50'38" East 530.53 feet; thence North 89°59'54" West 905.10 feet; thence North 00°07'10" East 19.00 feet; thence North 89°49'17" West 43.01 feet; thence North 00°09'33" East 456.85 feet to and along the East line of Lot 1, said Fremont Park Subdivision to said North line thereof; thence North 89°47'06" West 238.60 feet along said north line to the East right-of-way line of 3000 West Street; thence North 00°09'33" East 386.96 feet along said East line to the point of beginning.

(Note: Description bearings rotated 0°20'33" clockwise from NAD83 Utah North Zone Bearings)