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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/12/2021 3:29:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
M8 Properties, LLC, a Utah limited liability company
PO Box 2000
Layton, UT 84041



File No.: 132786-KAC

WARRANTY DEED

David Harold Matthews and Tina Marie Matthews Forsgren, Trustees and David Todd Matthews, Successor Trustee of the David Harold Matthews and Jean Marie Tibbitts Matthews Irrevocable Trust dated December 14, 2017, having been amended on December 17, 2019

GRANTOR(S) of West Point, State of Utah, hereby Conveys and Warrants to

M8 Properties, LLC, a Utah limited liability company

GRANTEE(S) of Layton, 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.: 12-037-0100 (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.

Dated this 11th day of January, 2021.

David Harold Matthews and Jean Marie Tibbitts
Matthews Irrevocable Trust dated December 14,
2017, having been amended on December 17,
2019

BY: David Harold Matthews
David Harold Matthews
Trustee

BY: Tina Marie Matthews Forsgren
Tina Marie Matthews Forsgren
Trustee

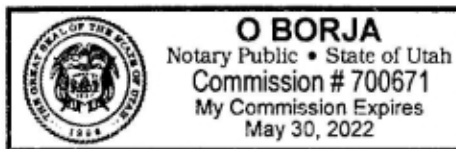
BY: David Todd Matthews
David Todd Matthews
Successor Trustee

STATE OF UTAH

COUNTY OF ~~DAVIS~~ SALT LAKE

On the 11th day of January, 2021, personally appeared before me David Harold Matthews, Trustee of the David Harold Matthews and Jean Marie Tibbitts Matthews Irrevocable Trust dated December 14, 2017, having been amended on December 17, 2019 the signer of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On the 11th day of January, 2021, personally appeared before me Tina Marie Matthews Forsgren, Trustee and David Todd Matthews, Successor Trustee of the David Harold Matthews and Jean Marie Tibbitts Matthews Irrevocable Trust dated December 14, 2017, having been amended on December 17, 2019 the signer of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

[Signature]
Notary Public



EXHIBIT A
Legal Description

Beginning at a point West 734.62 feet and South 33.00 feet from the North quarter corner of Section 5, Township 4 North, Range 2 West, Salt Lake Meridian; thence South 128.5 feet; thence West 115.00 feet; thence North 128.5 feet; thence East 115.00 feet, to the point of beginning.

LESS AND EXCEPTING the following:

A parcel of land situate in the Northwest Quarter of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian also being in West Point City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is North 89°56'47" West (Record West) 565.67 feet along the section line and South 0°03'13" West (Record South) 33.00 feet from the North quarter Corner of said Section 5 and running thence: South 0°03'13" West (Record South) 175.00 feet; thence South 89°56'47" East (Record East) 5.79 feet; thence South 0°03'13" West (Record South) 452.00 feet; thence North 89°56'47" West (Record West) 522.20 feet; thence North 0°03'13" East (Record North) 330.00 feet; thence South 89°56'47" East (Record East) 82.00 feet; thence North 0°03'13" East (Record North 0°00'14" East) 297.00 feet to the South line of 300 North Street; thence South 89°56'47" East (Record East) 146.29 feet along said South Line to the Northwest Corner of that property owned by David Harold & Jean Marie Mathews, Trustees as conveyed by Quit Claim Deed recorded 3/6/2018, as Entry No. 3079793 on file at the Davis County Recorder's Office) Continuing thence South 89°56'47" East (Record East) 1.64 feet; thence South 0°04'03" West 128.50 feet to the South line of said property owned by David Harold & Jean Marie Mathews, Trustees as conveyed by Quit Claim Deed recorded 3/6/2018, as Entry No. 3079793 on file at the Davis County Recorder's Office); thence South 89°56'45" East (Record East) 113.39 feet to the Southeast corner of said property owned by David Harold & Jean Marie Mathews, Trustees as conveyed by Quit Claim Deed recorded 3/6/2018, as Entry No. 3079793 on file at the Davis County Recorder's Office); thence North 0°03'13" East (Record North 0°00'50" East) 128.50 feet to the South line of 300 North Street; thence South 89°56'47" East (Record East) 173.12 feet along said South line to the Point of Beginning.