

E 159714 B 387 P 923
Date 12-Jan-2022 03:41PM
Fee: \$40.00 ACH
Filed By: NPS
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY,
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:
Good Things to Come, LLC
Attn: Legal Department
1222 W. Legacy Crossing Blvd., Ste. 6
Centerville, UT 84014

Parcel Nos.: 00-0077-7331; Serial No. 03-005-044-02-1-3NA (for reference purposes only)

SPECIAL WARRANTY DEED

Staker & Parson Companies, a Utah corporation, for itself and as successor by merger to Jack B. Parson Companies, a Utah corporation ("Grantor"), hereby conveys and warrants against all claiming by, through or under the Grantor to Good Things to Come, LLC, a Utah limited liability company ("Grantee"), for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah ("Property"), together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto, including, without limitation, any appurtenant water rights:

See Attached **Exhibit A.**

Witness the hand of said Grantor, this 12th day of January, 2022.

[Signature(s) and Acknowledgement(s) Follow(s)]

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT

GRANTOR

STAKER & PARSON COMPANIES,
a Utah corporation

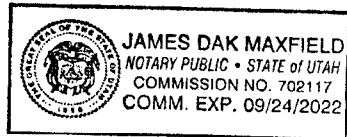
By: *Jake Goodliffe*
Name: *Jake Goodliffe*
Title: *Vice President*

STATE OF UTAH)
COUNTY OF *weber*)

On this *12th* day of January, 2022, before me, personally appeared *Jake Goodliffe*, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she executed the same on behalf of Staker & Parson Companies, a Utah corporation.

Witness my hand and official seal.

James D. Maxfield
(Notary Public)



(Seal)

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Morgan County, State of Utah, more particularly described as follows:

Phase 1 North 5000 West Street Description

A parcel of land, situate in the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 455.87 feet along the section line and South 00°16'25" West 172.32 feet from the Northwest Corner of said Section 25 and running thence:

thence North 69°02'40" East 87.74 feet;

thence Southerly 190.08 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 57°50'46" East and the long chord bears South 12°42'00" West 186.45 feet with a central angle of 38°53'44");

thence South 06°44'28" East 195.97 feet;

thence Southerly 115.98 feet along the arc of a 331.61-foot radius tangent curve to the right (center bears South 83°15'33" West and the long chord bears South 03°16'42" West 115.39 feet with a central angle of 20°02'22");

thence South 13°17'54" West 71.36 feet;

thence North 76°42'06" West 60.01 feet;

thence North 13°17'54" East 71.38 feet;

thence Northerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'43" East 94.51 feet with a central angle of 20°02'19");

thence North 06°44'28" West 195.97 feet;

thence Northerly 160.11 feet along the arc of a 340.00-foot radius tangent curve to the right (center bears North 83°15'33" East and the long chord bears North 06°44'59" East 158.64 feet with a central angle of 26°58'56") to the Point of Beginning.

Contains: 32,804 square feet or 0.753 acres.