

Mail Tax Notice To:
Woods Cross School Development, LLC
290 N. Flint St.
Kaysville, UT 84037
06-313-0019

SPECIAL WARRANTY DEED

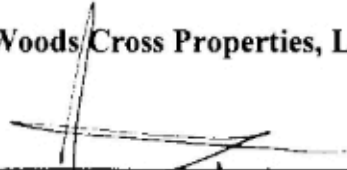
Woods Cross Properties, LLC, Grantor, of Kaysville, Davis County, State of Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to **Woods Cross School Development, LLC**, Grantee, of Kaysville, Davis County, State of Utah, for the sum of Ten Dollars (\$10.00), the following described tract of land in Davis County, Utah, to wit:

See Attached Exhibit A
Lot 4, WOODS CROSS INDUSTRIAL PARK, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

Subject to all easements, covenants, restrictions, encumbrances, rights-of-way and reservations of record or enforceable in law or equity.

WITNESS the hand of said Grantor, this 20th day of October, 2021.

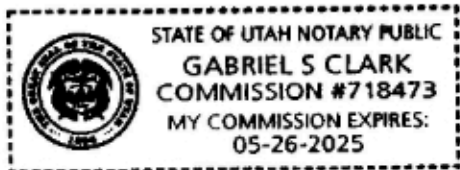
Woods Cross Properties, LLC


Name: Ted Stewenson
Title: Manager

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 20th day of October, 2021, who being by me duly sworn did say that he is the Manager of **Woods Cross Properties, LLC**, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said entity, and he acknowledged to me that said entity executed the same.


NOTARY PUBLIC



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.

**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 4, WOODS CROSS INDUSTRIAL PARK, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah on January 28, 2009 as Entry No. 2419323 in Book 4701 at Page 2930.

LESS AND EXCEPTING the following:

Commencing at the Northeast corner of Lot 13 in the Meadow Crossing Subdivision Plat V in the Northeast Corner of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian and running thence East 22.27 feet to the Westerly right-of-way line of 1200 West Street; thence South 0°04'50" West along said right-of-way line 80.55 feet; thence South 89°59'35" West 15.77 feet; thence North 0°07'00" West 77.62 feet along the Easterly line of Lot 13; thence North 65°02'01" West 6.94 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following:

Commencing at the Southeast corner of Lot 14 in the Meadow Crossing Subdivision Plat V, Davis County Records, located in the Northeast corner of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and running thence East 22.27 feet to the Westerly right of way line of 1200 West Street; thence along said right of way line North 0°04'50" East 40.72 feet; thence South 89°58'00" West along the most Northerly line of Lot 4 in the Woods Cross Industrial Park, Davis County Records, 22.41 feet; thence South 0°07'00" East along the Easterly boundary line of Lot 14, 40.71 feet to the point of beginning.

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