

3424840
BK 7858 PG 1278

E 3424840 B 7858 P 1278-1282
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/5/2021 1:51:00 PM
FEE \$40.00 Pgs: 5
DEP eCASH REC'D FOR COTTONWOOD TITLE INS A

Mail Recorded Deed and Tax Notice To:
Discovery Development, L.L.C., a Utah limited liability company
67 South Main Street, #300
Layton, UT 84041



File No.: 131178-JCP

SPECIAL WARRANTY DEED

Wilcox Farms, L.C.

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

Discovery Development, L.L.C., 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.: 12-391-0011, 12-391-0012 and 12-391-0022 (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.

[Signature on following page]

Dated this 30th day of September, 2021.

Wilcox Farms, L.C.

BY: Con Lane Wilcox
Con Lane Wilcox
Member Con Lane

BY: Glenn Douglas Wilcox
Glenn Douglas Wilcox
Member

BY: Lynn L. Wilcox Revocable Trust, dated April 25, 1994

BY: Shirley B. Wilcox Trustee
Shirley B. Wilcox
Trustee

BY: Millstream Investments, L.C., a Utah limited liability company

BY: Jack B. Rampton
Jack B. Rampton
Manager

BY: Itha W. Rampton
Itha W. Rampton
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared ^{with} ~~Con~~ ^{Layne} Wilcox, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Wilcox Farms, L.C..

Krista Allred
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Glenn Douglas Wilcox, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Wilcox Farms, L.C.

Krista Allred
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Shirley B. Wilcox, Trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Wilcox Farms, L.C.

Krista Allred
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Jack B. Rampton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Wilcox Farms, L.C.

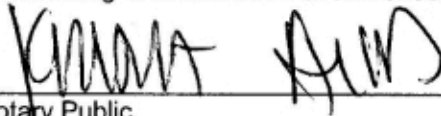
Krista Allred
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Itha W. Rampton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Wilcox Farms, L.C.



Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Lot 11, WILCOX FARMS AMENDED, according to the official plat thereof as recorded in the office of the Davis County Recorder on May 22, 2000 as Entry No. 1593382 in Book 2650 at Page 920.

PARCEL 2:

Lot 12, WILCOX FARMS AMENDED, according to the official plat thereof as recorded in the office of the Davis County Recorder on May 22, 2000 as Entry No. 1593382 in Book 2650 at Page 920.

PARCEL 3:

A parcel of land, situate in the Southwest quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is North 00°07'41" East 670.81 feet along the section line (NAD83 Bearing being North 00°28'00" East between the Southwest corner and the West quarter corner of said Section 11, per the Davis County Township Reference Plat) and South 89°52'19" East 157.99 feet from the Southwest corner of said Section 11 and running thence North 00°25'04" East 197.84 feet; thence South 89°52'19" East 24.00 feet; thence North 00°07'41" East 22.00 feet; thence South 89°52'19" East 166.00 feet; thence North 00°07'41" East 123.00 feet; thence North 89°52'19" West 99.00 feet; thence North 00°07'41" East 88.72 feet; thence South 89°52'19" East 354.49 feet; thence South 00°00'10" West 300.12 feet; thence Southerly 61.94 feet along the arc of a 470.00-foot radius tangent curve to the left (center bears South 89°59'50" East and the long chord bears South 03°46'21" East 61.89 feet with a central angle of 07°33'01"); thence Southerly 69.91 feet along the arc of a 530.00-foot radius curve to the right (center bears South 82°27'09" West and the long chord bears South 03°46'08" East 69.86 feet with a central angle of 07°33'27"); thence North 89°52'19" West 456.10 feet to the point of beginning.

Mail Recorded Deed and Tax Notice To:
Discovery Development, L.L.C., a Utah limited liability company
67 S. Main Street, #300
Layton, UT 84041



File No.: 131174-JCP

WARRANTY DEED

Con Jared Wilcox and Michelle E. Wilcox, husband and wife as joint tenants

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

Discovery Development, L.L.C., 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:

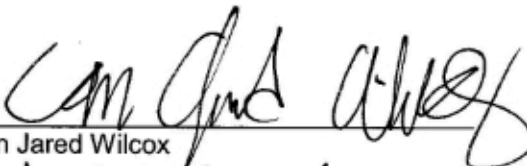
SEE EXHIBIT A ATTACHED HERETO

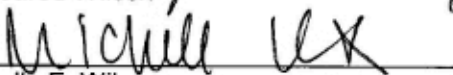
TAX ID NO.: 12-065-0005 (for reference purposes only)

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.

[Signature on following page]

Dated this 29th day of July, 2021.

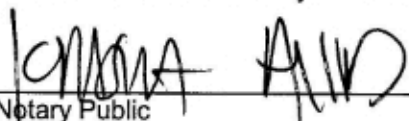


Con Jared Wilcox


Michelle E. Wilcox

STATE OF UTAH
COUNTY OF DAVIS

On this 29th day of July, 2021, before me, personally appeared Con Jared Wilcox, 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/they executed the same.

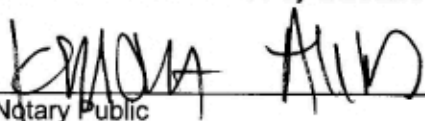


Notary Public



STATE OF UTAH
COUNTY OF DAVIS

On this 29th day of July, 2021, before me, personally appeared Michelle E. Wilcox, 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/they executed the same.



Notary Public



EXHIBIT A
Legal Description

Beginning at a point 868 feet North from the Southwest corner of the Southwest quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian; and running thence East 159 feet; thence North 22 feet; thence East 190 feet; thence North 123 feet; thence West 349 feet; thence South 145 feet to the point of beginning.

3403532
BK 7809 PG 1298

E 3403532 B 7809 P 1298-1300
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/27/2021 12:56:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
Discovery Development, L.L.C., a Utah limited liability company
67 S. Main Street, #300
Layton, UT 84041



File No.: 137694-JCP

SPECIAL WARRANTY DEED

Steven Frey and Janet Frey, husband and wife as joint tenants

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

Discovery Development, L.L.C., 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

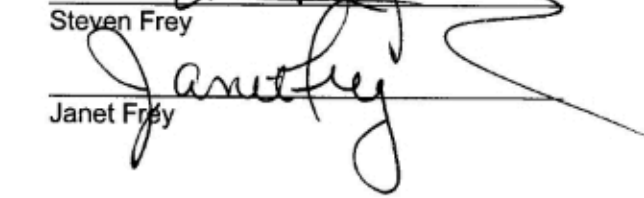
TAX ID NO.: 12-065-0091 (for reference purposes only)

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.

[Signature on following page]

Dated this 26th day of July, 2021.




Steven Frey


Janet Frey

STATE OF UTAH

COUNTY OF DAVIS

On this 26th day of July, 2021, before me, personally appeared Steven Frey, 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/they executed the same.



Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 26th day of July, 2021, before me, personally appeared Janet Frey, 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/they executed the same.



Notary Public

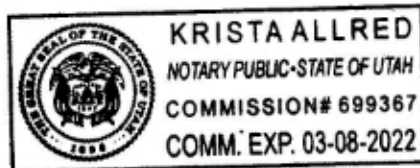


EXHIBIT A
Legal Description

Beginning at a point North 00°07'41" East 768.90 feet and East 33 feet from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 00°07'41" West 98.59 feet; thence East 125 feet; thence North 00°07'41" East 98.59 feet; thence West 125 feet to the point of beginning.

3405824
BK 7814 PG 1855

E 3405824 B 7814 P 1855-1856
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/3/2021 2:50:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Mail Recorded Deed and Tax Notice To:
Discovery Development, L.L.C., a Utah limited liability company
67 South Main Street, #300
Layton, UT 84041



File No.: 135333-KAC

SPECIAL WARRANTY DEED

Shelby Holmes and Jason R. Holmes, wife and husband

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

Discovery Development, L.L.C., 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:


Beginning at a point North 00°07'41" East 769.4 feet along the section line and South 89°52'19" East 33 feet from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian and running thence South 89°52'19" East 125 feet; thence North 00°07'41" East 98.59 feet; thence North 89°52'19" West 125 feet to the East line of a street; thence South 00°07'41" West 98.59 feet along said street to the point of beginning.

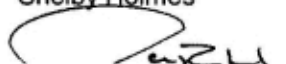
TAX ID NO.: 12-065-0096 (for reference purposes only)

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.

[Signature on following page]

Dated this 3rd day of August, 2021.



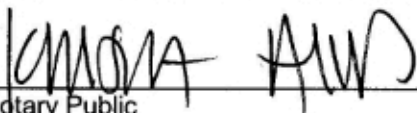
Shelby Holmes


Jason R. Holmes

STATE OF UTAH

COUNTY OF DAVIS

On this 3rd day of August, 2021, before me, personally appeared Shelby Holmes, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.



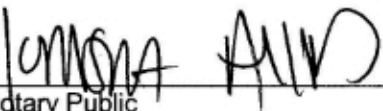
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 3rd day of August, 2021, before me, personally appeared Jason R. Holmes, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.



Notary Public



3424570
BK 7857 PG 2692

E 3424570 B 7857 P 2692-2694
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/4/2021 4:55:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
Discovery Development, L.L.C., a Utah limited liability company
67 South Main Street, #300
Layton, UT 84041



File No.: 131177-JCP

SPECIAL WARRANTY DEED

Con L. Wilcox and Jerilyn Wilcox, aka Jerilyn J. Wilcox, husband and wife as joint tenants

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

Discovery Development, L.L.C., 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:

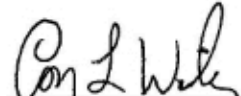
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 12-065-0104, 12-065-0086, 12-065-0186 and 12-391-0023 (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.

[Signature on following page]

Dated this 30th day of September, 2021.



Con L. Wilcox

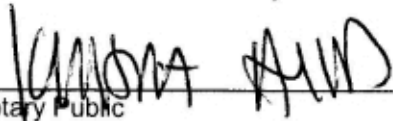


Jerilyn Wilcox aka Jerilyn J. Wilcox

STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Con L. Wilcox, 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/they executed the same.



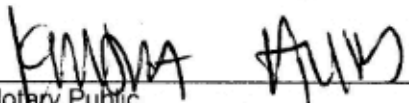
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Jerilyn Wilcox aka Jerilyn J. Wilcox, 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/they executed the same.



Notary Public

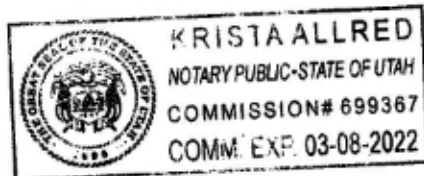


EXHIBIT A
Legal Description

PARCEL 1:

A parcel of land, situate in the Southwest Quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is North 00°07'41" East 1279.79 feet along the section line (NAD83 Bearing being N 0°28'00" East between the Southwest Corner and the West Quarter Corner of said Section 11, per the Davis County Township Reference Plat) and South 89°52'19" East 194.62 feet from the Southwest Corner of said Section 11 and running thence: North 00°07'41" East 92.43 feet; thence North 88°18'00" East 142.20 feet; thence North 00°07'41" East 55.32 feet; thence North 89°32'25" East 158.16 feet; thence South 27°09'00" East 91.16 feet; thence South 36°41'00" East 96.04 feet; thence North 89°52'19" West 258.23 feet; thence North 00°07'41" East 4.00 feet; thence North 89°52'19" West 141.38 feet to the Point of Beginning.

PARCEL 2:

Beginning at a point which is North 00°07'41" East 1275.7 feet along the section line from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian and running thence North 00°07'41" East 4 feet; thence South 89°52'19" East 336.00 feet; thence South 00°07'41" West 4.0 feet; thence North 89°52'19" West 336.00 feet to the point of beginning.

PARCEL 3:

Beginning at a point on the South line of Wilcox Farms Amended Subdivision, said point being North 00°07'41" East 1219.79 feet along the section line to the extension of a South line of said Wilcox Farms Amended Subdivision and South 89°52'19" East 190.31 feet to and along the South line of said Wilcox Farms Amended Subdivision from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running thence South 89°52'19" East 59.69 feet along a South line to an interior corner of said Wilcox Farms Amended Subdivision; thence South 00°07'41" West 96.14 feet along a West line of said Wilcox Farms Amended Subdivision; thence North 89°52'19" West 59.69 feet; thence North 00°07'41" East 96.14 feet to the point of beginning.

PARCEL 4:

A portion of Lot 15, WILCOX FARMS AMENDED, according to the official plat thereof recorded May 22, 2000 as Entry No. 1593382 in Book 2650 at Page 920 in the office of the County Recorder of Davis County, Utah, described as follows:

Beginning at a point which is North 00°07'41" East 868.00 feet along the section line and South 89°52'19" East 159.0 feet from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian; and running thence North 00°07'41" East 22.00 feet; thence South 89°52'19" East 24.00 feet; thence South 00°07'41" West 22.00 feet; thence North 89°52'19" West 24.00 feet to the point of beginning.