

3439201
BK 7896 PG 297

E 3439201 B 7896 P 297-299
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/1/2021 8:39:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR ASPEN TITLE INSURANCE

D27014
AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
CW THE AUDREY, LLC
1222 W. Legacy Crossing Blvd., Suite 6
Centerville, UT 84025

SPECIAL WARRANTY DEED

**GRAMOLL CONSTRUCTION COMPANY, A UTAH CORPORATION AND KJR, LLC, A
UTAH LIMITED LIABILITY COMPANY**

of Bountiful, County of Davis, State of UT

Grantor,

for the sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, hereby conveys and warrants against all to those claiming by, through or under Grantor, but otherwise, to

CW THE AUDREY, LLC, a Utah limited liability company

of Bountiful, County of Davis, State of UT,

Grantee,

the following tract of land in the County of DAVIS, State of UT, to-wit

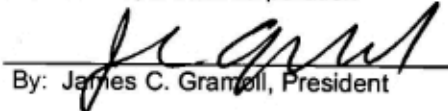
See Attached Exhibit "A"

06-048-0050


Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 29 day of November, 2021

GRAMOLL CONSTRUCTION
COMPANY, a Utah corporation


By: James C. Gramoll, President

KJR, LLC, a Utah limited liability
company


By: Kelly J. Rasmussen, Manager



STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 29 day of November, 2021, personally appeared before me James C. Gramoll, President of GRAMOLL CONSTRUCTION COMPANY, a Utah corporation and Kelly J. Rasmussen, Manager of KJR, LLC, a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public

EXHIBIT "A"

PART OF THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HOWARD STREET (1100 WEST STREET), SAID POINT BEING SOUTH 01°00'54" EAST 1515.53 FEET FROM A FOUND WITNESS CORNER TO THE NORTHEAST OF SAID SECTION 26 (SAID WITNESS CORNER BEING SOUTH 89°38'37" EAST 5042.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 26); THENCE SOUTH 89°00'55" EAST 644.11 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 09°20'06" WEST ALONG SAID WESTERLY LINE 504.12 FEET; THENCE NORTH 87°40'48" WEST 353.94 FEET; THENCE NORTH 87°41'03" WEST 211.99 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HOWARD STREET (1100 WEST STREET); THENCE NORTH 00°22'47" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 485.63 FEET TO THE POINT OF BEGINNING.