

Mail Recorded Deed and Tax Notice To:  
NSL Center Towns, LLC  
45 East Center St., Suite 103  
North Salt Lake, UT 84054



File No.: 129318-CAB

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## WARRANTY DEED

Karen J. Maxfield, as Trustee of The Karen J. Maxfield Revocable Living Trust dated December 7, 1999, as to 70% interest and Dennis Ray Strong and Marian Strong as Trustees of The Dennis Ray and Marian Strong Revocable Living Trust dated the 4th day of June 2004, as to 30% interest

**GRANTOR(S)** of North Salt Lake, State of Utah, hereby Conveys and Warrants to

NSL Center Towns, LLC, a Utah limited liability company

**GRANTEE(S)** of North Salt Lake, 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.:** 01-047-0180 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 3rd day of November, 2020.

The Karen J. Maxfield Revocable Living Trust  
dated December 7, 1999

BY: Karen J. Maxfield  
Karen J. Maxfield, Trustee

STATE OF UTAH

COUNTY OF DAVIS

On the 3rd day of November, 2020, personally appeared before me Karen J. Maxfield, Trustee(s) of The Karen J. Maxfield Revocable Living Trust dated December 7, 1999, the signer(s) 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.

Michael P. Chabries  
Notary Public



The Dennis Ray and Marian Strong Revocable Living Trust dated the 4th day of June 2004

BY: *Dennis Ray Strong*  
Dennis Ray Strong  
Trustee

BY: *Marian Strong*  
Marian Strong  
Trustee

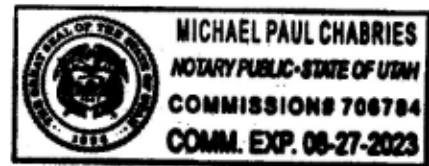
STATE OF UTAH

COUNTY OF DAVIS

On the 3rd day of November, 2020, personally appeared before me Dennis Ray Strong and Marian Strong, Trustee(s) of The Dennis Ray and Marian Strong Revocable Living Trust dated the 4th day of June 2004, the signer(s) 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.

*Michael Paul Chabries*

Notary Public



**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

Part of the Southwest quarter of Section 1 and the Southeast quarter of Section 2, Township 1 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Westerly right of way line of the U.S. Highway 89, said point being North 89°54'24" East 142.44 feet and North 00°05'36" West 315.57 feet from the Southwest corner of said Section 1; thence along the Northerly line of North Salt Lake - City Center recorded February 13, 2019 as Entry No. 3143083, the following three (3) courses: (1) North 68°12'36" West 68.51 feet; (2) North 21°47'24" East 7.12 feet; and (3) North 67°53'26" West 312.63 feet to the Southerly line of North Towne Station recorded April 13, 2000 as Entry No. 1586474; thence North 31°17'00" East along said Southerly line, 192.88 feet; thence South 68°00'49" East along said Southerly line and the Southerly line of Loft @ 99 PUD, recorded March 9, 2015 as Entry No. 2852726, 350.09 feet to the Westerly right of way line of U.S. Highway 89; thence South 22°00'40" West along said Westerly right of way line, 197.90 feet to the point of beginning.

**PARCEL 1A:**

A non-exclusive, perpetual easement for vehicular and pedestrian traffic over and across the following:

Beginning at a point on the Westerly right-of-way line of Highway 89, said point being the common corner between Parcels 10-470-0301 and 10-470-0180 as recorded in the office of the Davis County Recorder, State of Utah, and thence running Northeasterly along said right-of-way line a distance of 16 feet; thence Northwesterly and perpendicular to said right-of-way line a distance of 40 feet; thence Southwesterly and parallel to said right-of-way line 40 feet; thence Southeasterly perpendicular to said right-of-way line 40 feet to said right-of-way line; thence Northeasterly along said right-of-way line 24 feet to the point of beginning, as created by Common Accessway Easement Agreement recorded April 20, 2012 as Entry No. 2656539 in Book 5505 at Page 96.

Tax Id No.: 01-047-0180

WHEN RECORDED, MAIL TO:  
NSL Center Towns, LLC  
215 North Redwood Road, #8  
North Salt Lake, UT 84054

**WARRANTY DEED**

**NSL Center Towns, LLC,** , grantor,

of North Salt Lake, County of Davis, State of Utah, hereby CONVEY and WARRANT to

**NSL Center Towns, LLC,** grantee

of North Salt Lake, County of Davis, State of Utah, for the sum of Ten and No/100 Dollars, and other good and valuable considerations the following described tract of land in Davis County, State of Utah, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Tax ID No.: 01-047-0181, 01-047-0182 and Part of 01-047-0313, 01-047-0330, 01-047-0076

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 15<sup>th</sup> day of November, 2018.

**NSL Center Towns, LLC,**

By: *Nathan W. Pugsley*  
Nathan W. Pugsley, Manager

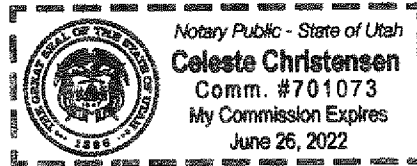
STATE of Utah

COUNTY OF Davis

On the 15<sup>th</sup> day of November, 2018, personally appeared before me Nathan W. Pugsley, Manager of **NSL Center Towns, LLC,** , and that said instrument was signed in behalf of said limited liability company by authority and said Nathan W. Pugsley executed the same in the name of the limited liability company.

*Celeste Christensen*  
Notary Public

My Commission Expires: 06/26/22



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

BEGINNING AT A POINT, SAID POINT BEING N89°54'24"E 25.23 FEET, N00°05'36"W 26.98 FEET, AND N22°00'40"E 111.58 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N67°59'20"W 88.97 FEET; THENCE N22°00'40"E 31.83 FEET; THENCE N67°59'20"W 25.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1.50 FEET, AN ARC LENGTH OF 1.78 FEET, A DELTA ANGLE OF 67°55'56", A CHORD BEARING OF S56°02'02"W, A RADIAL BEARING OF N67°55'56"W, AND A CHORD LENGTH OF 1.68 FEET; THENCE WEST 1.28 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1.50 FEET, AN ARC LENGTH OF 2.36 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N45°00'00"W, AND A CHORD LENGTH OF 2.12 FEET; THENCE NORTH 19.50 FEET; THENCE WEST 135.99 FEET; THENCE SOUTH 19.99 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2.50 FEET, AN ARC LENGTH OF 3.93 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF S45°00'00"W, AND A CHORD LENGTH OF 3.54 FEET; THENCE WEST 15.50 FEET; THENCE SOUTH 37.00 FEET; THENCE EAST 18.12 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2.50 FEET, AN ARC LENGTH OF 3.93 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF S45°00'00"E, A RADIAL BEARING OF S00°00'00"E, AND A CHORD LENGTH OF 3.54 FEET; THENCE SOUTH 1.00 FEET; THENCE WEST 72.67 FEET; THENCE NORTH 22.50 FEET; THENCE WEST 43.00 FEET; THENCE SOUTH 21.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 30.63 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF S45°00'00"W, AND A CHORD LENGTH OF 27.58 FEET; THENCE WEST 37.80 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 23.92 FEET, A DELTA ANGLE OF 70°16'59", A CHORD BEARING OF N54°51'31"W, AND A CHORD LENGTH OF 22.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE N00°00'12"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 69.03 FEET; THENCE N31°17'00"E 282.93 FEET; THENCE S67°53'26"E 312.63 FEET; THENCE S21°47'24"W 4.35 FEET; THENCE S67°59'00"E 68.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89; THENCE S22°00'40"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 202.40 FEET TO THE POINT OF BEGINNING.  
CONTAINING 95,580 SQUARE FEET OR 2.194 ACRES MORE OR LESS