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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/27/2021 2:08:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR HICKMAN LAND TITLE CO

99945
Property #:501-3360

SPECIAL WARRANTY DEED

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah

corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to **MIZUTECH, LLC, GRANTEE**, of 4030 W 5800 N, Morgan, County of Morgan, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situated in the County of Davis, State of Utah, and more particularly described as follows:

See Exhibit "A" attached hereto

(Tax parcel number: 09-051-0069)

Subject to easements, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land provided that the Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does the Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name by its authorized agent, this 25th day of January, 2021.

The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: Terry F. Rudd
Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 25th day of January, 2021, personally appeared before me Terry F. Rudd, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.

Ashlyn Bingham
Notary Public for the
State of Utah

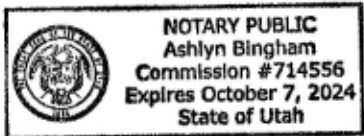


Exhibit "A" to Special Warranty Deed

Parcel 1: A part of the Northeast Quarter of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian: Beginning at a point on the Northerly line of Utah State Highway 193, located 938.06 feet South 89°13'30" East along the Section Line; and 737.26 feet South 0°46'30" West from the North Quarter Corner of said Section 10; and running thence Southwesterly along the arc of a 5654.65 foot radius curve to the right a distance of 202.66 feet (center bears North 6°02'49" West; central angle = 2°03'13" and long chord bears South 84°58'47" West 202.65 feet) along said Northerly line; thence North 121.58 feet; thence East 182.47 feet; thence South 10°35'06" East 105.64 feet to the point of beginning.

Also: Beginning at a point located 917.25 feet South 89°13'30" East along the Section Line and 608.28 feet South 0°46'30" West from the North Quarter corner of said Section 10; and running thence West 182.47 feet; thence North 128.26 feet; thence East 158.50 feet; thence South 10°35'06" East 130.48 feet to the point of beginning.

Parcel 2: A perpetual Easement for vehicular and pedestrian ingress and egress, appurtenant to Parcel 1 described above, as disclosed in Reciprocal Easement and Maintenance Agreement recorded September 30, 2009 as Entry No. 2484512 in Book 4871 at Page 1321 of the official records of the Davis County Recorder's Office, which is described as: A part of the Northeast Quarter of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Davis County, Utah: Beginning at the Northwest Corner of Lot 1, Greyhawk Plaza Phase 1 Subdivision, on the Easterly line of Church Street as it exists 33.00 foot half-width located 245.35 feet South 89°13'30" East along the Section Line; and 511.51 feet South 0°46'30" West from the North Quarter Corner of said Section 10; and running thence East 175.30 feet along the North line of said Lot 1 to the Northeast Corner thereof; thence South 212.00 feet along the East line of said Lot 1; thence West 18.00 feet; thence North 189.50 feet to a point of curvature; thence Northwesterly along the arc of a 12.00 foot radius curve to the left, a distance of 18.85 feet (central angle equals 90°00'00" and long chord bears North 45°00'00" West 16.97 feet) to a point of tangency; thence West 149.21 feet to the Easterly line of Church Street; thence Northeasterly along the arc of a 467.00 foot radius curve to the right a distance of 11.21 feet (center bears South 70°13'19" East; central angle equals 1°22'30" and long chord bears North 20°27'57" East 11.21 feet) along said Easterly line of Church Street to the point of beginning.

Also: A part of the Northeast Quarter of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Davis County, Utah: Beginning at the Northwest Corner of Lot 1, Greyhawk Plaza Phase 1 Subdivision, on the Easterly line of Church Street as it exists 33.00 foot half-width located 245.35 feet South 89°13'30" East along the Section Line; and 511.51 feet South 0°46'30" West from the North Quarter Corner of said Section 10, and running thence Northeasterly along the arc of a 467.00 foot radius curve to the right a distance of 14.01 feet (center bears South 68°50'48" East; central angle equals 1°43'14" and long chord bears North 22°00'48" East 14.02 feet) along said Easterly line; thence East 482.81 feet; thence South 26.00 feet; thence West 303.27 feet; thence South 199.00 feet; thence West 9.50 feet to the East line of Lot 1; thence along the boundaries of said Lot 1 the following Two courses: North 212.00 feet to the Northeast Corner of said Lot 1; and West 175.30 feet to the point of beginning.