



\*W3168763\*

E# 3168763 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
16-Jul-21 0241 PM FEE \$40.00 DEP PC  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:  
JF Vista Partners, LLC  
1216 West Legacy Crossing Blvd., Suite 300  
Centerville, UT 84014



File No.: 141954-CAF

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## SPECIAL WARRANTY DEED

**Landing Point Exchange, L.C., a Utah limited liability company (formerly known as Landing Point Apartments, L.C., but which changed its name to Landing Point Exchange, L.C. pursuant to an amendment to its Certificate of Organization filed December 12, 2019 with the Utah Division of Corporations),**

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

**JF Vista Partners, LLC, a Utah limited liability company**

**GRANTEE(S)** of Centerville, 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 **Weber County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 07-002-0020 (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.

Dated this 12 day of July, 2021.

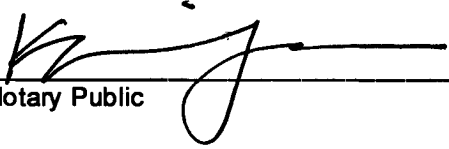
**Landing Point Exchange, L.C.,  
a Utah limited liability company**

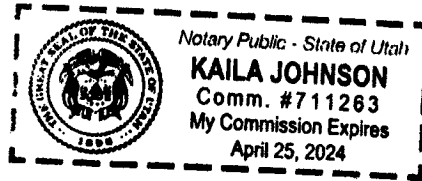
By:   
David L. Phillips, Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 12<sup>th</sup> day of July, 2021, before me, personally appeared David L. Phillips, 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 **Landing Point Exchange, L.C., a Utah limited liability company.**

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

The following described tract of land in Weber County, State of Utah:

A part of the Northwest quarter of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian:

Commencing at the Southwest corner of said Northwest corner of Section 15; thence 784.89 feet North 00°05'51" East along the section line; and 633.70 feet South 89°54'09" East to the point of beginning being an existing right of way monument and running thence three (3) courses along the East right of way line of Harrison Boulevard (SR-203) according to Highway Right of Way Plans S-162(3) Sheets 4 and 5, as follows: (1) North 64°04'09" West 74.20 feet; (2) North 31°27'00" West 484.00 feet to a point of curvature; and (3) Northwesterly along the arc of a 1,860.10 foot radius curve to the right a distance of 104.70 feet (Delta Angle equals 03°13'30" and Long Chord bears North 29°50'15" West 104.69 feet) to the intersection of said East right of way line and the North line of the Southwest quarter of said Northwest quarter; thence South 89°32'00" East 739.12 feet to the Southerly right of way line of Old Post Road, to a point of a non-tangent curve, of which the radius point lies North 48°16'26" East; thence two (2) courses along said Southerly right of way line as follows: (1) Southeasterly along the arc of a 1,507.66 foot radius curve to the left a distance of 414.62 feet (Delta Angle equals 15°45'25" and Long Chord bears South 49°36'17" East 413.32 feet); and (2) Southeasterly along the arc of a 854.67 foot radius curve to the right a distance of 23.09 feet (Long Chord bears South 56°42'34" East 23.09 feet) to an old existing fence line; thence South 00°28'15" West 254.17 feet along said old existing fence line; thence North 85°33'49" West 486.78 feet along an old existing fence line and said old fence line extended; thence South 81°13'26" West 216.96 feet to the point of beginning.

Information Note: Tax ID No. 07-002-0020