

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



File No.: 143485-BHM

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## SPECIAL WARRANTY DEED

**Maurice R. Barnes & Ellen N. Barnes Family Limited Partnership**

**GRANTOR(S)** of Salt Lake City, 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**

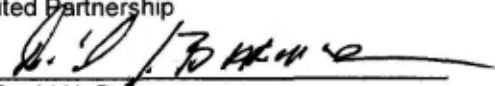
**TAX ID NO.:** 10-043-0028 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 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 April, 2022.


Maurice R. Barnes & Ellen N. Barnes Family  
Limited Partnership

BY:   
\_\_\_\_\_  
David N. Barnes  
General Partner

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of April, 2022, before me, personally appeared David N. Barnes, 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 on behalf of Maurice R. Barnes & Ellen N. Barnes Family Limited Partnership.

  
Notary Public



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

A parcel of land, situate in the Southwest quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 289.37 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South quarter corner and the Southwest corner of said Section 18 per the Davis County Township Reference Plat) from the South quarter corner of Section 18 and running thence South 89°50'40" West 162.70 feet; thence North 34°42'00" West 867.30 feet; thence North 40°20'38" West 122.02 feet; thence North 34°42'00" West 1362.86 feet; thence North 25°20'23" West 201.54 feet; thence North 34°32'22" West 636.60 feet to the East-West quarter section line; thence North 89°44'10" East 70.12 feet along said quarter section line; thence Southeasterly 47.17 feet along the arc of a 70.50-foot radius curve to the left (center bears North 79°37'25" East and the long chord bears South 29°32'43" East 46.30 feet with a central angle of 38°20'17"); thence Southeasterly 43.33 feet along the arc of a 229.00-foot radius curve to the right (center bears South 44°37'10" West and the long chord bears South 39°57'35" East 43.27 feet with a central angle of 10°50'29"); thence South 34°32'21" East 366.15 feet; thence 29.59 feet along the arc of a 171.00-foot radius tangent curve to the left (center bears North 55°27'39" East and the long chord bears South 39°29'47" East 29.55 feet with a central angle of 09°54'52"); thence 23.86 feet along the arc of a 15.00-foot radius curve to the left (center bears North 45°32'47" East and the long chord bears North 89°58'42" East 21.42 feet with a central angle of 91°08'09"); thence North 44°24'38" East 113.57 feet; thence 10.14 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 45°35'22" West and the long chord bears North 25°02'42" East 9.95 feet with a central angle of 38°43'51"); thence 23.26 feet along the arc of a 55.00-foot radius curve to the right (center bears South 84°19'13" East and the long chord bears North 17°47'45" East 23.09 feet with a central angle of 24°13'55"); thence North 45°43'18" West 90.07 feet; thence North 44°24'38" East 21.34 feet; thence North 34°32'22" West 216.61 feet; thence North 00°15'49" West 30.17 feet to the East-West quarter section line; thence North 89°44'10" East 217.12 feet along said quarter section line to a point on the railroad right-of-way; thence along said railroad right-of-way the following two (2) courses and distances: (1) Southeasterly 596.21 feet along the arc of a 5779.60-foot radius non-tangent curve to the left (center bears North 46°24'31" East and the long chord bears South 46°32'45" East 595.75 feet with a central angle of 05°54'31") (2) South 49°31'00" East 772.64 feet; thence South 00°03'50" East 309.30 feet; thence South 55°18'04" West 106.39 feet; thence South 34°42'00" East 383.98 feet; thence Southeasterly 86.88 feet along the arc of a 279.00-foot radius tangent curve to the right (center bears South 55°18'00" West and the long chord bears South 25°46'46" East 86.53 feet with a central angle of 17°50'27"); thence South 16°51'33" East 100.51 feet; thence North 73°08'31" East 138.50 feet; thence South 16°51'33" East 50.50 feet; thence North 73°08'27" East 37.90 feet; thence North 89°56'10" East 51.74 feet; thence South 00°03'50" East 866.79 feet to the point of beginning.