

Mail Tax notice to:
32 West Fireclay Avenue,
Murray, UT 84107

Tax ID No.: 09-050-0068

SPECIAL WARRANTY DEED

Fairfield North, LLC

GRANTOR of Layton City, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under them./him/her/it only to:

Fairfield North, LLC, a Utah limited liability company, as to an undivided 50% interest, and NovaSource Holdings, LLC, a Utah limited liability company, as to an undivided 50% interest


GRANTEE of Layton City, State of Utah, for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract(s) of land in Davis County, State of Utah:

Exhibit "A", attached

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 16th day of July, 2021.

Fairfield North, LLC

By: 
John Williamson, Member/Manager

State of Utah)

ss:

County of Salt Lake

COURTESY RECORDING

This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability to the accuracy of the content thereof.

On this date, July 16, 2021, personally appeared before me John Williamson, who being by me duly sworn did say that he is a Member/Manager of Fairfield North, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said John Williamson acknowledged to me that said limited liability company executed same.


Notary Public

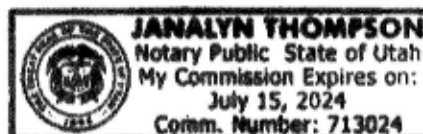


Exhibit "A"

PARCEL 1:

A PART OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ALONG THE SOUTH LINE OF HIGHWAY 193 WHICH IS SOUTH 0°07'20" WEST 487.92 FEET ALONG THE SECTION LINE AND SOUTH 80°09' EAST 39.54 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10; AND RUNNING THENCE SOUTH 80°09' EAST 405.75 FEET; THENCE SOUTH 0°07'20" WEST 206.11 FEET; THENCE NORTH 89°52'40" WEST 150.0 FEET; THENCE SOUTH 0°07'20" WEST 160.0 FEET; THENCE NORTH 89°52'40" WEST 220.66 FEET; THENCE NORTH 107.56 FEET; THENCE WEST 25.10 FEET; THENCE NORTH 0°07'20" EAST 92.49 FEET; THENCE NORTH 89°52'40" WEST 4.04 FEET; THENCE NORTH 0°07'20" EAST 234.21 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A 28.00 FOOT EASEMENT FOR INGRESS AND EGRESS LYING 15.00 FEET PARALLEL AND PERPENDICULAR NORTH SIDE AND 13.00 FEET PARALLEL AND PERPENDICULAR SOUTH SIDE OF THE FOLLOWING DESCRIBED LINE: PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLB&M, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S00°07'20" WEST ALONG THE SECTION LINE 749.06 FEET AND SOUTH 89°52'40" EAST 42.92 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 89°52'40" WEST 122.24 FEET TO A POINT ON A 21.00 FOOT RADIUS CURVE THE CENTER RIGHT OF WHICH BEARS SOUTH 00°07'20" WEST; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°00'00" A DISTANCE OF 16.49 FEET TO A POINT ON A 21.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS NORTH 44°52'40" WEST; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°00'00" A DISTANCE OF 16.49 FEET; THENCE NORTH 89°52'40" WEST 5.11 FEET TO THE EAST LINE OF FAIRFIELD ROAD.

AS CREATED BY DOCUMENT RECORDED JUNE 26, 2002 AS ENTRY NO. 1764981 IN BOOK 3072 AT PAGE 705.

TAX ID / PARCEL NO. 09-050-0068