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BK 6822 PG 1312

E 3037258 B 6822 P 1312-1314
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/7/2017 3:34:00 PM
FEE \$15.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITL

RECORDING REQUESTED BY:
First American Title Insurance Company
National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

AFTER RECORDING RETURN TO:
Halle Properties, L.L.C.
20225 North Scottsdale Road
Scottsdale, AZ 85255
Attn: Pierre F. Smith

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

June 29, 2017

Escrow No: NCS-822314-PHX1 (ssb)
A.P.N.: 14-019-0075 and 14-019-0077

SARAH N. SANDBERG, Trustee of The Sarah N. Sandberg Revocable Living Trust dated August 20, 2003, ("Grantor"), does hereby GRANT, BARGAIN, CONVEY AND WARRANT unto **HALLE PROPERTIES, L.L.C.**, an Arizona limited liability company, ("**Grantee**"), whose mailing address is 20225 North Scottsdale Road, City of Scottsdale, County of Maricopa, State of Arizona, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in **Davis County, State of Utah**:

See Exhibit "A" attached hereto and by reference made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

The remainder of this page is intentionally left blank

[SIGNATURE PAGE FOLLOWS]

Witness, the hands of said Grantors, this 21 day of July, 2017.

GRANTOR:

Sarah N. Sandberg
Sarah N. Sandberg, Trustee of The Sarah N. Sandberg Revocable Living Trust dated August 20, 2003

STATE OF UTAH)
) SS.
COUNTY OF WEBER)

On this 21 day of July, 2017, before me, the undersigned Notary Public, personally appeared, **Sarah N. Sandberg**, Trustee of The Sarah N. Sandberg Revocable Living Trust dated August 20, 2003, whose name is subscribed to the within instrument and acknowledged that she executed the same in her authorized capacity on behalf of said Revocable Living Trust.

WITNESS my hand and official seal.



Shalanda Schriek
Notary Public

My Commission Expires: 12-10-2019

Real property in the City of Clinton, County of Davis, State of Utah, described as follows:

PARCEL 1:

BEGINNING 1032 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 372.62 FEET; THENCE NORTH 170 FEET; THENCE EAST 152.67 FEET; THENCE SOUTH 100 FEET; THENCE EAST 220 FEET; THENCE SOUTH 70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN 2000 WEST STREET.

AND Together with and less and excepting any portion of the land conveyed by that certain Boundary Line Agreement recorded June 16, 1998 as Entry No. 1413442 in Book 2308 at Page 269 of Official Records.

PARCEL 2:

BEGINNING 1032 FEET NORTH AND 132 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 240.62 FEET; THENCE SOUTH 62.3 FEET; THENCE EAST 240.62 FEET; THENCE NORTH 62.3 FEET TO THE POINT OF BEGINNING.

Together with and less and excepting any portion of the land conveyed by that certain Boundary Line Agreement recorded June 16, 1998 as Entry No. 1413442 in Book 2308 at Page 269 of Official Records.