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BK 7094 PG 70

E 3115686 B 7094 P 70-72  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/7/2018 10:29:00 AM  
FEE \$14.00 Pgs: 3  
DEP eCASH REC'D FOR HICKMAN LAND TITLE CO

83882  
Property #:500-5996

**SPECIAL WARRANTY DEED**

**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 **D&G Property Holdings, LLC**, a Utah Limited Liability Company, GRANTEE, of 1413 Sandhill Drive, Washington, County of Washington, State of Utah 84780, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situate in the County of Davis, State of Utah, and more particularly described as follows:

See Exhibit "A"

14-062-0633

(Tax parcel number: 140620021)

**Subject to: (i) any state of facts that an accurate and complete ALTA/ACSM Land Title Survey (with all Table A items) and/or physical inspection of the property might disclose, (ii) all zoning, regulations, restrictions, rules, and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction, and (iii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.**

**The Grantor specifically reserves, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.**

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 4th day of September, 2018.



**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 4th day of September, 2018 personally appeared before me Terry F. Rudd, personally known to me to be an Authorized Agent of **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 **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, and that the seal impressed on the within instrument is the seal of said Corporation; 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.



Gordon R. Jessee  
Notary Public for the  
State of Utah

EXHIBIT A TO  
SPECIAL WARRANTY DEED

Beginning on the East line of a street at a point North 0°13'05" East 33.00 feet along the section line and South 89°54'35" East 33.00 feet from the West Quarter Corner of Section 34, Township 5 North, Range 2 West, Salt Lake Meridian, and running thence North 0°13'05" East 217.00 feet along said street; thence South 89°54'35" East 217.00 feet; thence South 0°13'05" West 217.00 feet to the North line of a street; thence North 89°54'35" West 217.00 feet along said street to the point of beginning.

Less and Excepting therefrom a parcel of land in fee for a traffic safety improvement known as Project No. SP-0108(7)7, being part of an entire tract of property, situated in the Northwest Quarter of Section 34, Township 5 North, Range 2 West, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows: Beginning at the intersection of the East right of way line of State Route 108 (2000 West) and the North right of way line of 800 North Street, at a point 33.00 feet perpendicularly distant Easterly from the centerline of said SR-108 of said project engineering station 40+33.07, said point being North 00°13'06" East 33.00 feet along the West line of said section and South 89°54'34" East 33.00 feet from the West Quarter Corner of said section, and running thence South 89°54'35" East 18.00 feet to a point 33.00 feet perpendicularly distant Northerly from the centerline of said 800 North Street, thence North 44°50'45" West 25.43 feet to the said East right of Way line of said SR-108; thence South 00°13'05" West 18.00 feet to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

Also less and excepting therefrom: The following described property is to be used for public right of way to include curb, gutter, sidewalk, public utilities, drainage and road purposes: A parcel of land being part of an entire tract of property, situated in the Northwest 1/4 of Section 34, Township 5 North, Range 2 West, Salt Lake Base and Meridian, United States Survey. The boundaries of said parcel of land are described as follows: Beginning at a point on the North right of way line of 800 North Street at a point 51.00 feet perpendicularly distant Easterly from the center line of State Road 108 (2000 West) and 33.00 feet perpendicularly distant Northerly from the center line of said 800 North Street, said point being North 00°13'06" East 33.00 feet along the West line of said section and South 89°54'34" East 51.00 feet from the West Quarter corner of said section; and running thence South 89°54'35" East 25.48 feet, to a point 33.00 feet perpendicularly distant Northerly from the centerline of said 800 North Street; thence North 44°50'45" West 30.35 feet to a point 55.00 feet perpendicularly distant Easterly from the centerline of SR-108; thence North 00°13'05" East 195.52 feet to a point perpendicularly distant Easterly from the centerline of said SR-108; thence North 89°54'35" West 22.00 feet to the said East right of way line of said SR-108; thence South 00°13'06" West 199.00 feet; thence South 44°50'45" East 25.43 feet to the point of beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation.

Also Less and Excepting therefrom: That portion of the subject property lying East of the boundary line as disclosed in that certain Boundary Line Agreement recorded November 23, 2016 as Entry No. 2984375 in Book 6649 at Page 2123.