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BK 7145 PG 819

E 3129947 B 7145 P 819-820
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/21/2018 1:34:00 PM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR HICKMAN LAND TITLE CO

87554
Property #:545-4603

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 **Teton Investment Holding, LLC**, GRANTEE, of County of Davis,
1178 Legacy Crossing Blvd, Ste 100
Centerville, State of Utah 84014, 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:

BEGINNING AT A POINT SOUTH 00°08'00" WEST 1041.46 FEET AND SOUTH 89°56'50" WEST 715.16 FEET FROM THE NORTH QUARTER CORNER, SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 1.46 FEET TO THE SOUTHWEST CORNER OF LOT 2, HILLSIDE ESTATES NO. 1, LAYTON CITY, DAVIS COUNTY, UTAH; THENCE NORTH 89°56'50" EAST 321.34 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF LOT 19, HILLSIDE ESTATES NO. 3, LAYTON CITY, DAVIS COUNTY, UTAH; THENCE SOUTH 0°08'00" WEST 377.41 FEET ALONG THE WEST LINE OF SAID LOT 19 AND EXTENSION OF SAID WEST LINE; THENCE SOUTH 89°55'57" WEST 320.85 FEET; THENCE NORTH 0°11'11" EAST 376.03 FEET; THENCE WEST 0.83 FEET TO THE POINT OF BEGINNING.

(Tax parcel number: Part of 09-034-0052)

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 5th day of November, 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 5th day of November, 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