

E 3141283 B 7191 P 52-53
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/1/2019 9:35:00 AM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR METRO NATIONAL TITLE

WHEN RECORDED RETURN TO:

Brian Knowlton
Susan Knowlton
c/o Knowlton General
70 North Main Street, Suite 106
Bountiful, Utah 84010
MAT# 64815

Space above for County Recorder's use

Tax Serial No. 03-041-0041

SPECIAL WARRANTY DEED

TOWN CENTER, LLC, a Utah limited liability company ("Grantor") for Ten Dollars and other valuable consideration, does hereby convey and warrant against all claiming by, through or under it, to BRIAN KNOWLTON as to an undivided 64.44% tenancy in common interest, and to SUSAN KNOWLTON as to an undivided 35.56% tenancy in common interest (collectively "Grantees"), of 70 North Main Street, Bountiful, Utah 84010, all of Grantor's right, title and interest in that certain real property located in Davis County, State of Utah, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, subject to easements, rights of way, conditions, restrictions and matters of record.

DATED this 31st day of January, 2019.

TOWN CENTER, LLC, a Utah limited liability company

By Bruce V. Broadhead
Bruce V. Broadhead, Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

The foregoing instrument was acknowledged before me this 31 day of January, 2019, by Bruce V. Broadhead, in his capacity as duly authorized Manager of Town Center, LLC, a Utah limited liability company.

Stephanie Jean Pappas
Notary Public

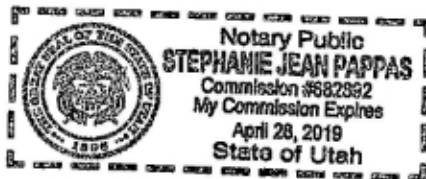


EXHIBIT "A"

That certain real property located in Bountiful City, Davis County, State of Utah and more particularly described as follows:

Beginning at a point on the Southeast right-of-way line of Utah State Highway 68, said point being North 89°53'57" East 267.30 feet along the Section line and North 26°51'21" East 93.77 feet along the Center line of said Highway 68 and South 63°08'39" East 46.00 feet from the Southwest Corner of Section 30, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah as shown on the Renaissance Town Center Plat sheet 2 of 2, additional Land, Parcel 4 Entry #2096953 and running thence North 26°51'21" East 222.87 feet along said highway; thence South 67°22'40" East 182.18 feet to a point on a 1685.00 - foot radius curve to the left and the Westerly Line of that parcel conveyed in Warranty Deed Entry #3098195; thence Southerly along the arc of said curve and said parcel for a distance of 185.71 feet, Chord Bearing and Distance= South 19°27'52" West 185.62 feet, Central Angle = 06°18'53" to the North Line of 1800 South Street; thence South 88°37'58" West 34.37 feet to a point of curvature to a 460.00- foot radius curve to the right; thence Westerly along the arc of said curve for a distance of 167.24 feet, Central Angle= 20°49'49", Chord Bearing and Distance= North 80°57'07" West 166.32 feet to a point of curvature to a 15.00- foot radius curve to the right; thence Northwesterly along the arc of said curve for a distance of 25.50 feet, Central Angle= 97°23'34", Chord Bearing and Distance = North 21°50'26" West 22.54 feet to the point of beginning.

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