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BK 7337 PG 859

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/30/2019 10:02:00 AM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE &

When recorded, return to:
Benson Whitney
Richmond American Homes of Utah, Inc.
849 W. Levoy Drive, Suite 220
Salt Lake City, UT 84123

12-046-0113

(Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, WASATCH WEST BUILDING & DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), conveys to RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation ("Grantee"), the following described real property situated in Davis County, Utah, together with all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:


See the legal description set forth in Exhibit "A" attached and incorporated by this reference (the "Property").

SUBJECT TO those matters set forth in Exhibit "B" attached and incorporated by this reference (the "Permitted Exceptions").

Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other, subject only to the Permitted Exceptions.

Dated this 29th day of August, 2019.

GRANTOR: WASATCH WEST BUILDING & DEVELOPMENT, LLC, a
Utah limited liability company

By: 
Its: MANAGING MEMBER

STATE OF Utah)
County of Weber) ss.

The foregoing instrument was acknowledged before me this 29 day of August, 2019, by Joshua E. Hughes as MANAGING MEMBER of Wasatch West Building & Development, LLC, a Utah limited liability company.



Notary Public

My commission expires:
11/19/19

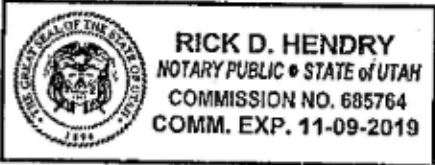


Exhibit "A"

Legal Description
(attached to Special Warranty Deed)

BEGINNING 233 FEET WEST FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 487 FEET; THENCE NORTH 247.5 FEET; THENCE WEST 240 FEET; THENCE SOUTH 247.5 FEET; THENCE WEST 360 FEET; THENCE NORTH 18.39 CHAINS; THENCE NORTHEASTERLY 3.87 CHAINS; THENCE SOUTH 8 DEG 20 MIN EAST 7.65 CHAINS; THENCE EAST 15.41 CHAINS TO THE QUARTER SECTION LINE; THENCE SOUTH 493.6 FEET TO THE NORTH LINE OF PROPERTY CONVEYED IN BOOK 495 AT PAGE 315; THENCE WEST 233 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 239 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT WHICH IS NORTH 0 DEG 14 MIN 47 SEC WEST 247.50 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 90 DEG 00 MIN 00 SEC WEST 233.00 FEET FROM THE CENTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00 DEG 00 MIN 35 SEC EAST 199.60 FEET; THENCE SOUTH 90 DEG 00 MIN 00 SEC WEST 409.89 FEET TO THE START OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 23.56 FEET (CENTRAL ANGLE = 90 DEG 00 MIN 00 SEC, CHORD BEARING AND DISTANCE = NORTH 45 DEG 00 MIN 00 SEC WEST 21.21 FEET); THENCE NORTH 00 DEG 01 MIN 09 SEC EAST 167.99 FEET; THENCE SOUTH 90 DEG 00 MIN 00 SEC EAST 232.26 FEET; THENCE NORTH 81 DEG 01 MIN 19 SEC EAST 43.72 FEET TO THE START OF A 75.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 13.82 FEET (CENTRAL ANGLE = 10 DEG 33 MIN 38 SEC, CHORD BEARING AND DISTANCE = NORTH 81 DEG 01 MIN 19 SEC EAST 13.80 FEET); TO THE START OF A 150.79 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 45.40 FEET (CENTRAL ANGLE = 17 DEG 15 MIN 06 SEC, CHORD BEARING AND DISTANCE = NORTH 80 DEG 25 MIN 46 SEC EAST 45.23 FEET); THENCE SOUTH 90 DEG 00 MIN 00 SEC EAST 91.12 FEET TO THE POINT OF BEGINNING.

Exhibit "B"

Permitted Exceptions
(attached to Special Warranty Deed)

Tax for the year 2019, a lien, but not yet due or payable.

Charges and assessments levied by the Weber Basin Water Conservancy District, Mosquito Abatement District, North Davis Sewer District, Davis County Library, Hooper Water Improvement District, North Davis Fire District, West Point City.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto.

Rights of the public and others entitled thereto to use for street and incidental purposes that portion of the Property lying within the boundaries of 1200 South and 4500 West Streets.

Conveyance of Easement for Irrigation Canal--Reservation of Right to Take Water--Reverter for Nonuse recorded December 14, 1966 as Entry No. 304666 in Book 357 at Page 159 of the Official Records of Davis County, Utah ("Official Records").

Right of Way and Easement Grant recorded January 2, 1974 as Entry No. 389972 in Book 531 at Page 177 of the Official Records.

Easement recorded August 12, 1977, as Entry No. 469895 in Book 663 at Page 466 of the Official Records.

Right of Way and Easement Grant recorded February 29, 1980, as Entry No. 558719, in Book 814 at Page 878 of the Official Records.

Easement recorded November 16, 2004, as Entry No. 2031667 in Book 3666 at Page 1656 of the Official Records.

Ordinance No. 08-19-2014C, recorded September 18, 2014, as Entry No. 2824219 in Book 6105 at Page 72 of the Official Records.

Certificate of Reorganization of the North Davis Fire District recorded June 4, 1029 as Entry No. 3163714 in Book 7276 at Page 184 of the Official Records.