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BK 7613 PG 1310

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/9/2020 12:23:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
Manticore Holdings, LLC, a Utah limited liability company
5935 Prk Meadow Dr.
Mountain Green, UT 84050



File No.: 124531-JCP

SPECIAL WARRANTY DEED

Zions First National Bank, a national banking association

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Manticore Holdings, LLC, a Utah limited liability company

GRANTEE(S) of Mountain Green, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 11-108-0123 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 8th day of October, 2020.

Zions First National Bank, a national banking
association

BY: Kurt Froerer
Name: KURT FROERER
Its: Vice President

STATE OF UTAH
COUNTY OF DAVIS

On the 8th day of October, 2020, personally appeared before me Name: KURT FROERER, who being
by me duly sworn did say that he/she is the Its: VICE-PRESIDENT of Zions First National Bank, a
national banking association, and acknowledged that he/she signed the foregoing instrument on behalf of
said corporation by authority of a resolution of its Board of Directors.

Jim C. Morris
Notary Public

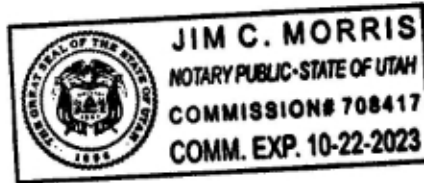


EXHIBIT A
Legal Description

All of Lots 3, 5 and 6, and part of Lot 4, Block 6, Plat "A", Kaysville Townsite Survey described as follows:

Beginning at the Southeast corner of said Lot 3, and running thence North 528 feet to the Northeast corner of said Lot 6; thence Westerly 264 feet to the Northwest corner of said Lot 5; thence South 435.6 feet, more or less; thence Southeast along highway 123.42 feet to the South line of said Lot 4; thence East 165 feet to the point of beginning.

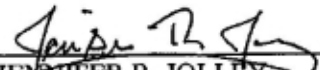
SECRETARY'S CERTIFICATE

I, JENNIFER R. JOLLEY, do hereby certify that I am the duly elected Assistant Secretary of the Board of Directors of Zions First National Bank, a National Banking Association organized and existing under the laws of the United States, and that the following is a true and correct copy of Article VIII, Section 8.2 of the Bylaws of Zions First National Bank, and has not been amended, altered or repealed, and remains in full force and effect on the date hereof:

Section 8.2. Execution of Instruments. All agreements, indentures, mortgages, deeds, conveyances, transfers, certificates, declarations, receipts, discharges, releases, satisfactions, settlements, petitions, schedules, accounts, affidavits, bonds, undertakings, proxies and other instruments or documents may be signed, executed, acknowledged, verified, delivered or accepted in behalf of the Association by the Chairman, or the President, or any Vice President (however designated), or any officer who holds a position that is senior to a Vice President (however designated), or the Secretary or the Assistant Secretary, or the Cashier, or if in connection with the exercise of fiduciary powers of the Association, by any of said officers or by any Trust Officer. Any such instrument may also be executed, acknowledged, verified, delivered or accepted in behalf of the Association in such other manner and by such other officers as the Board may from time to time direct. The provisions of this Section 8.2 are supplementary to any other provisions of these Bylaws.

I also certify that Kurt Froerer is a duly appointed Vice President of Zions First National Bank.


IN WITNESS WHEREOF, I have executed this certificate this 18th day of May 2009.



JENNIFER R. JOLLEY
Assistant Secretary
Board of Directors

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 18th day of May 2009, personally appeared before me Jennifer R. Jolley, Assistant Secretary of the Board of Directors of Zions First National Bank, who acknowledged that she executed the foregoing.



Notary Public
Residing at: Salt Lake City, Utah

My commission expires:
July 12, 2010

