

WHEN RECORDED, RETURN TO:

The C. Limited Partnership
376 South 675 West
Centerville, Utah 84014

3310237
BK 7628 PG 2284

E 3310237 B 7628 P 2284-2290
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/30/2020 12:07:00 PM
FEE \$40.00 Pgs: 7
DEP eCASH REC'D FOR ASPEN TITLE INSURANCE

Space Above for Recorder's Office

SPECIAL WARRANTY DEED

The C. Limited Partnership, a Utah limited partnership, Grantor, whose address is 376 South 675 West Centerville, Utah 84014 hereby conveys and warrants against all claimi g by through or under it, the fractional interests in the amounts and to the grantees set forth below whose addresses are (collectively, the "Grantees"):

- David P. Cook, Trustee of The David P. Cook Trust dated June 19, 2002, as amended and restated in total March 31, 2017 as to an undivided one-third (33.334% rounded) fractional interest
- Jerry C. Cook, Trustee of The Jerry Cook Trust dated February 7, 2018 as to an undivided one-sixth (16.667% rounded) fractional interest
- Sherry Cook, Trustee of The Sherry Cook Trust dated 7-20-2009 (Amended and restated 3-21-2019) as to an undivided one-sixth (16.667% rounded) fractional interest
- Jeffery D. Cook as to an undivided one-sixth (16.667% rounded) fractional interest
- Suzette C. Hirst, Trustee of the John W. and Suzette C. Hirst Revocable Trust dated October 2, 2008 as to an undivided one-sixth (16.667% rounded) fractional interest

the following described tract of land in Davis County, State of Utah:

Tax Parcel # 08-486-0120

See Exhibit C – Property Description

SUBJECT TO: (i) all real property taxes and other assessments for the calendar year in which the closing pertaining to this deed occurs, which are a lien but not yet due and payable, and (ii) all easements, covenants, conditions, restrictions and rights of way and encumbrances of record

All covenants and warranties of Grantors under or in respect of this deed are limited to claims and other matters of persons or entities claiming by, through or under the Grantor, and no further or otherwise.

WITNESS the hand of Grantor, this ____ day of October, 2020.

THE C. LIMITED PARTNERSHIP

A Utah limited partnership

Sherry Cook, trustee

Sherry Cook, Trustee
General Partner

Jeffery D. Cook

Jeffery D. Cook
General Partner

David P. Cook, Trustee

David P. Cook, Trustee
General Partner

Jerry C. Cook, Trustee

Jerry C. Cook, Trustee
General Partner

Suzette C. Hirst, Trustee

Suzette C. Hirst, Trustee
General Partner

STATE OF UTAH

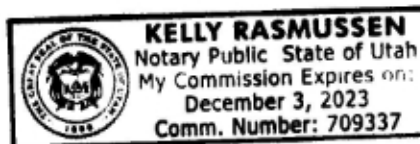
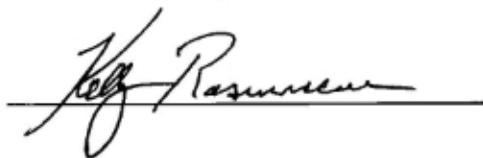
) ss.

COUNTY OF DAVIS

On this 27 day of October, 2020, before me, a Notary Public in and for said State, personally appeared David P. Cook, Trustee of The David P. Cook Trust dated June 19, 2002, as amended and restated in total March 31, 2017, known to me that The David P. Cook Trust dated June 19, 2002, as amended and restated in total March 31, 2017 is a general partner of The C. Limited Partnership and, having been duly authorized, that he executed this deed in such capacity on behalf of such Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Seal



STATE OF UTAH

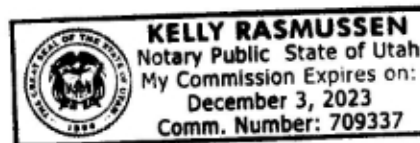
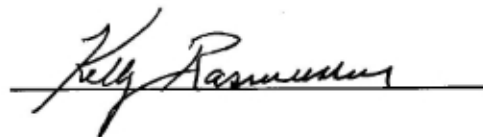
) ss.

COUNTY OF DAVIS

On this 27 day of October, 2020, before me, a Notary Public in and for said State, personally appeared Sherry Cook, Trustee of The Sherry Cook Trust dated 7-20-2009 (Amended and restated 3-21-2019), known to me that The Sherry Cook Trust dated 7-20-2009 (Amended and restated 3-21-2019) is a general partner of The C. Limited Partnership and, having been duly authorized, that she executed this deed in such capacity on behalf of such Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Seal



STATE OF UTAH


) ss.

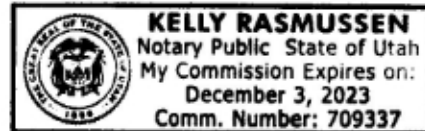
COUNTY OF DAVIS

On this 28 day of October, 2020, before me, a Notary Public in and for said State, personally appeared Suzette C. Hirst, Trustee of the John W. and Suzette C. Hirst Revocable Trust, dated October 2, 2008, known to me that the John W. and Suzette C. Hirst Revocable Trust, dated October 2, 2008 is a general partner of The C. Limited Partnership and, having been duly authorized, that she executed this deed in such capacity on behalf of such Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my offic al seal the day and year in this certificate first above written.

Seal





STATE OF UTAH

) ss.

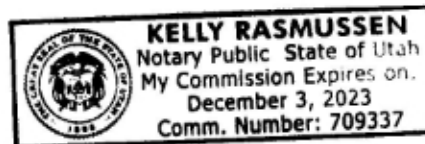
COUNTY OF DAVIS

On this 28 day of October, 2020, before me, a Notary Public in and for said State, personally appeared Jerry C. Cook Trustee of The Jerry Cook Trust dated February 7, 2018, known to me to be the Trustee of such Trust and acknowledged to me that The Jerry Cook Trust dated February 7, 2018 is a general partner of The C. Limited Partnership and, having been duly authorized, that he executed this deed in such capacity on behalf of such Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my offic al seal the day and year in this certificate first above written.

Seal





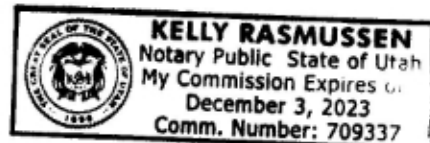

STATE OF UTAH

) ss.

COUNTY OF DAVIS

On the 29 day of October, 2020, Jeffery D. Cook personally appeared before me (i.e., a signer the within instrument), who duly acknowledged to me that he is a general partner of The C. Limited Partnership, as amended, and having been duly authorized that he executed this deed in such capacity.

Seal



NOTARY PUBLIC

Exhibit "C"

Property Description

The Property is defined as "Remainder Parcel A" comprising approximately 5.2 acres as shown on the Preliminary Plat drawing together with a Legal Description of the Remainder Parcel that follows (below):

IRIGATION NOTE

RECORDS REVEAL ONE IRRIGATION CANAL LOCATED ON THE EASTERN BOUNDARY AND ONE LOCATED ON THE WESTERN BOUNDARY OF THE PROPERTY. THE IRRIGATION CANAL LOCATED ON THE WESTERN BOUNDARY OF THE PROPERTY IS A 12" DIA. PIPE AND THE IRRIGATION CANAL LOCATED ON THE EASTERN BOUNDARY OF THE PROPERTY IS A 6" DIA. PIPE. THE IRRIGATION CANALS ARE LOCATED ON THE PROPERTY AND ARE NOT TO BE DISTURBED. THE IRRIGATION CANALS ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN ACCORDANCE WITH THE TERMS OF THE ORIGINAL RECORDS AND ANY OTHER RECORDS PERTAINING TO THE IRRIGATION CANALS.

LOT 1 BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 14, T38N R10E, DISTRICT OF COLUMBIA, DC. COMMENCING AT A POINT ON THE WESTERLY CORNER OF LOT 1, AS SHOWN ON THE PRELIMINARY PLAT, AND EXTENDING EAST TO THE POINT OF BEGINNING; THENCE S89°12'30" E 112.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S00°00'00" E 112.50 FEET TO THE EASTERLY CORNER OF SAID PARCEL; THENCE S89°12'30" W 112.50 FEET TO THE WESTERLY CORNER OF SAID PARCEL; THENCE N89°12'30" W 112.50 FEET TO THE POINT OF BEGINNING.

NOTES

1. THIS DOCUMENT IS NOT TO BE CONSIDERED AS A SUBSTITUTE FOR A PROFESSIONAL SURVEY. A PROFESSIONAL SURVEY WILL BE REQUIRED FOR RECORDATION AND FOR THE PURPOSES OF THIS DOCUMENT.

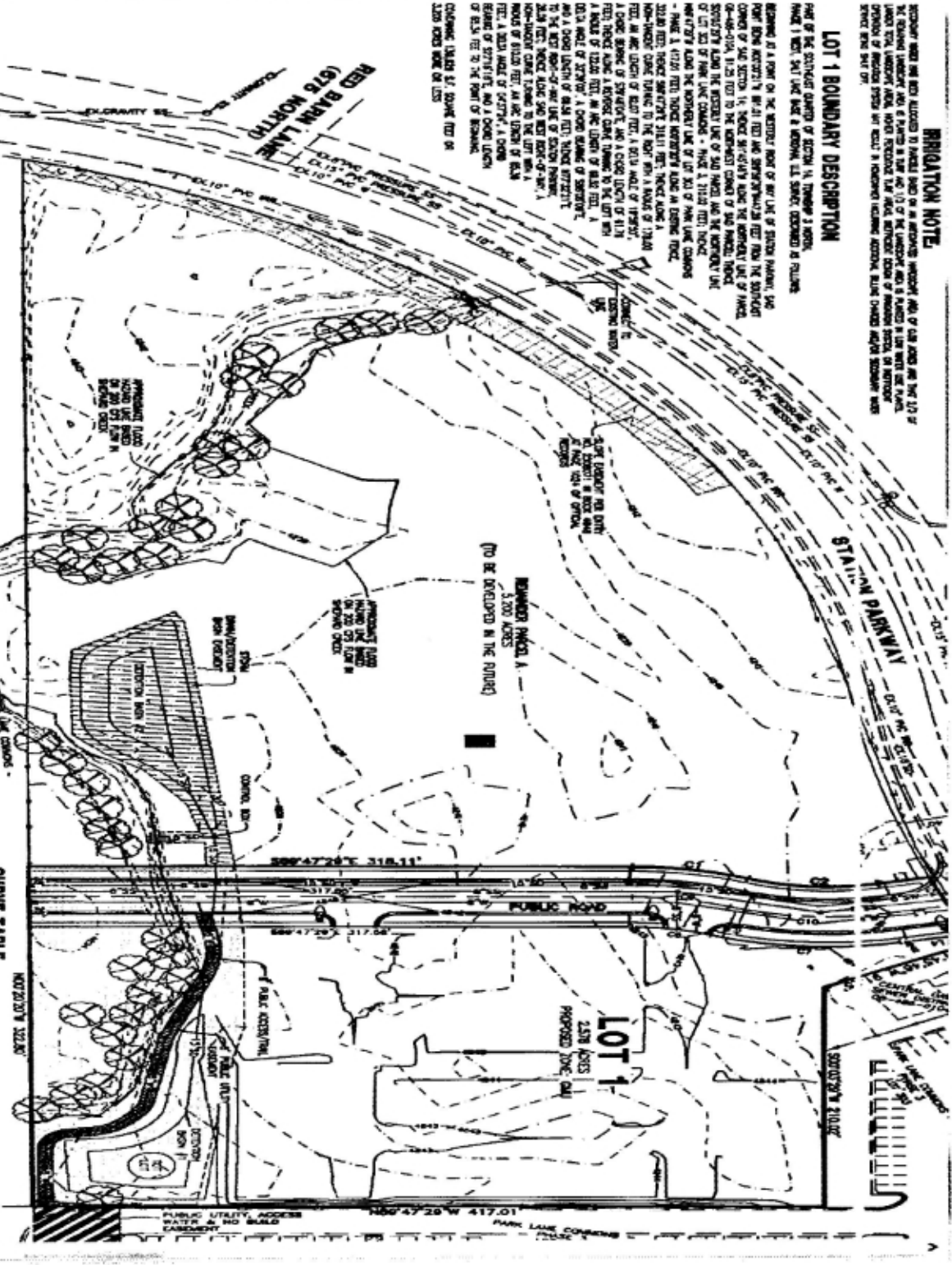
CURVE TABLE

Stationing	PC	PT	PI	Curve Length	Chord Length	Chord Bearing
110+00.00	110+00.00	110+00.00	110+00.00	0.00	0.00	0°00'00"
110+00.00	110+00.00	110+00.00	110+00.00	0.00	0.00	0°00'00"
110+00.00	110+00.00	110+00.00	110+00.00	0.00	0.00	0°00'00"

LINE TABLE

Stationing	From	To	Distance
110+00.00	110+00.00	110+00.00	0.00
110+00.00	110+00.00	110+00.00	0.00
110+00.00	110+00.00	110+00.00	0.00

PROJECT INFORMATION
 Date: _____
 Project Name: _____
 Scale: _____



10-15-2020

**LEGAL DESCRIPTION
REMAINDER PARCEL
FARMINGTON CITY, DAVIS COUNTY, UTAH**

**PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1
WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:**

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY, SAID POINT BEING N00°00'21"W 751.48 FEET AND S89°59'39"W 472.05 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE S77°32'21"W 28.09 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 69.52 FEET, A DELTA ANGLE OF 32°39'00", A CHORD BEARING OF N86°08'09"W, AND A CHORD LENGTH OF 68.58 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 178.00 FEET, AN ARC LENGTH OF 62.07 FEET, A DELTA ANGLE OF 19°58'50", A CHORD BEARING OF N79°48'04"W, AND A CHORD LENGTH OF 61.76 FEET; THENCE N89°47'29"W 318.11 FEET; THENCE N00°20'20"W 659.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 610.00 FEET, AN ARC LENGTH OF 633.29 FEET, A DELTA ANGLE OF 59°29'00", A CHORD BEARING OF S44°23'20"E, AND A CHORD LENGTH OF 605.23 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 611.07 FEET, AN ARC LENGTH OF 73.34 FEET, A DELTA ANGLE OF 06°52'37", A CHORD BEARING OF S11°11'52"E, AND A CHORD LENGTH OF 73.30 FEET; AND (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 171.09 FEET, A DELTA ANGLE OF 12°06'07", A CHORD BEARING OF S13°54'31"E, AND A CHORD LENGTH OF 170.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 226,541 SQUARE FEET OR 5.201 ACRES MORE OR LESS.