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BK 7666 PG 2183

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/30/2020 3:02:00 PM
FEE \$40.00 Pgs: 5
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-M

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Brokers Investments, LC, a Utah limited
liability company
243 East St. George Blvd., Ste 200
St. George, UT 84770

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-1040176-SLC1 (ach)**
A.P.N.: **06-049-0236, 06-049-0155**

Carr Building, LLC, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Brokers Investments, LC, a Utah limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

SEE EXHIBIT "A"

Witness, the hand(s) of said Grantor(s), this December 29, 2020, to be effective December 30, 2020.

Carr Building, LLC, a Utah limited liability company

By: T J White
Name: Tucker J. White
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS

COUNTY OF San Diego)

On December 29, 2020 before me, LISA VACA, Notary Public, personally appeared

Tucker J. White

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Lisa Vaca, Notary Public

This area for official notarial seal.

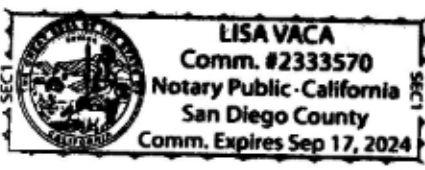


Exhibit "A"

Legal Description

Real property in the City of Bountiful, County of Davis, State of Utah, described as follows:

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET WHICH IS NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°41'24" WEST 295.64 FEET ALONG THE CENTERLINE OF 500 SOUTH STREET AND SOUTH 0°10'21" EAST 33.06 FEET TO A FENCE CORNER FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 89°41'24" WEST 144.51 FEET ALONG THE SOUTH LINE OF SAID 500 SOUTH STREET; THENCE SOUTH 83°44' WEST 6.03 FEET ALONG SAID SOUTH LINE OF STREET; THENCE SOUTH 0°27' EAST 213.70; THENCE EAST 7.36 FEET; THENCE SOUTH 1.41 FEET; THENCE EAST 9.22 FEET; THENCE SOUTH 0°00'52" WEST 48.17 FEET; THENCE NORTH 89°41'24" EAST 126.96 FEET; THENCE NORTH 0°27'17" EAST 37.82 FEET; THENCE NORTH 88°31'35" EAST 5.68 FEET; THENCE NORTH 0°10'21" WEST 226.06 FEET ALONG THE WEST EDGE OF A RETAINING WALL TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN THAT CERTAIN WARRANTY DEED TO THE UTAH DEPARTMENT OF TRANSPORTATION, RECORDED OCTOBER 16, 2014, AS ENTRY NO. 2828932, IN BOOK 6125 AT PAGE 280 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING 500 SOUTH STREET KNOWN AS PROJECT NO. F-115-7(301)313, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT WHICH POINT IS 132.11 FEET SOUTH 89°51'10" WEST (132.00 FEET NORTH 89°59'16" WEST BY RECORD) ALONG THE SECTION LINE TO THE CENTERLINE OF 500 WEST STREET AND 539.67 FEET SOUTH 00°20'16" EAST (539.88 FEET SOUTH 00°11'26" EAST BY RECORD) ALONG SAID CENTERLINE TO THE CENTERLINE INTERSECTION OF 500 WEST STREET AND 500 SOUTH STREET AND 46.87 FEET SOUTH 89°37'51" WEST (SOUTH 89°41'24" WEST BY RECORD) ALONG THE CENTERLINE OF SAID 500 SOUTH STREET AND 248.81 FEET SOUTH 89°41'24" WEST (A TOTAL DISTANCE OF 295.64 FEET ALONG 500 SOUTH STREET CENTERLINE BY RECORD) ALONG SAID CENTERLINE AND 33.00 FEET SOUTH 00°19'17" EAST (33.06 FEET SOUTH 00°10'21" EAST BY RECORD) TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID 500 SOUTH STREET AND 4.00 FEET SOUTH 00°19'17" EAST (SOUTH 00°10'21" EAST BY RECORD) ALONG SAID EASTERLY BOUNDARY LINE FROM THE NORTHEAST CORNER OF SAID SECTION 25, SAID POINT IS ALSO 37.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE 500 SOUTH STREET CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 516+11.20; AND RUNNING THENCE SOUTH 00°19'17" EAST 3.50 FEET (SOUTH 00°10'21" EAST BY RECORD) ALONG SAID EASTERLY BOUNDARY LINE TO A POINT 40.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 516+11.20; THENCE SOUTH 78°36'00" WEST 10.40 FEET TO A POINT 42.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 516+01.00; THENCE SOUTH 89°41'24" WEST 66.50 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO A POINT OPPOSITE ENGINEER STATION 515+34.50; THENCE NORTH 82°27'24" WEST 14.64 FEET TO A POINT 40.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 515+20.00; THENCE SOUTH 89°41'24" WEST 48.00 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO A POINT OPPOSITE ENGINEER STATION 514+72.00 TO THE BEGINNING OF A 2466.50-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 11.27 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS SOUTH 89°33'33" WEST FOR A DISTANCE OF 11.27 FEET) TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 00°35'56" WEST (NORTH 00°27'00" EAST BY

RECORD) 3.53 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE NORTH 89°41'24" EAST 150.50 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°28'44" COUNTER-CLOCKWISE TO OBTAIN HIGHWAY BEARINGS)

ALSO, LESS AND EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED TO THE UTAH DEPARTMENT OF TRANSPORTATION, RECORDED APRIL 24, 2014, AS ENTRY NO. 2800391, IN BOOK 6004 AT PAGE 720 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN DAVIS COUNTY, UTAH, INCIDENT TO THE IMPROVEMENT AND WIDENING OF I-15, KNOWN AS PROJECT NUMBER S-I15-7(312)312. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE GRANTOR'S EAST BOUNDARY LINE AND THE SOUTH RIGHT OF WAY LINE OF 500 SOUTH STREET, WHICH POINT IS 427.65 FEET NORTH 89°30'32" WEST AND 574.60 FEET SOUTH 00°17'18" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 25, SAID POINT ALSO BEING 295.67 FEET NORTH 89°49'52" WEST ALONG THE CENTERLINE OF SAID 500 SOUTH STREET AND 33.00 FEET SOUTH 00°10'08" WEST FROM THE INTERSECTION OF SAID 500 SOUTH STREET AND HIGHWAY 89, ALSO KNOWN AS 500 WEST STREET, WHICH POINT IS 33.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID 500 WEST STREET OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEER STATION 516+11.20; THENCE SOUTH 00°09'27" WEST 4.00 FEET ALONG SAID GRANTOR'S EAST BOUNDARY LINE; THENCE NORTH 89°49'52" WEST 150.50 FEET TO THE GRANTOR'S WEST BOUNDARY LINE; THENCE NORTH 00°07'12" WEST 4.00 FEET ALONG SAID WEST BOUNDARY LINE TO SAID SOUTH RIGHT OF WAY LINE OF 500 SOUTH STREET; THENCE SOUTH 89°49'52" EAST 150.52 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO, LESS AND EXCEPTING THEREFROM, ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF 500 SOUTH STREET.

PARCEL 2:

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET WHICH IS NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°41'24" WEST 490.18 FEET ALONG THE CENTERLINE OF 500 SOUTH STREET AND SOUTH 0°12'36" EAST 38.28 FEET TO A FENCE CORNER FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 73°06'36" WEST 131.61 FEET ALONG THE FENCE LINE; THENCE SOUTH 16°53'24" EAST 38.26 FEET; THENCE SOUTH 0°27' EAST 134.86 FEET; THENCE NORTH 89°33' EAST 159.40 FEET; THENCE NORTH 0°27' WEST 148.31 FEET; THENCE WEST 44.00 FEET; THENCE NORTH 0°27' WEST 60.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THAT CERTAIN WARRANTY DEED TO COLDWELL BANKER PREMIER, INC., A UTAH CORPORATION, RECORDED OCTOBER 1, 1991, AS ENTRY NO. 943195, IN BOOK 1441 AT PAGE 221 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET NORTH 89°59'16" WEST 132.00 FEET ALONG THE SECTION LINE AND SOUTH 0°11'26" EAST 539.88 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°50'20" WEST 490.18 FEET ALONG THE CENTERLINE OF SAID 500 SOUTH STREET AND SOUTH 0°12'36" EAST 39.55 FEET TO A FENCE CORNER AND SOUTH 73°06'36" WEST 16.49 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 73°06'36" WEST 159.67 FEET; THENCE SOUTH 0°27' EAST 95.37 FEET THENCE DUE EAST 152.60 FEET, THENCE NORTH 0°13'42" WEST 141.76 FEET TO THE POINT OF BEGINNING.