

WHEN RECORDED, RETURN TO:
Terraventure Development LTD.
475 North 300 West Ste 204
Kaysville, UT 84037

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6-092062
11-085-0075
11-085-0076

SPECIAL WARRANTY DEED
(CORPORATE FORM)

Terraventure Holdings, LTD. who inadvertently took title as Terraventure Holding, LTD. as to Parcel 1 and Terraventure Holdings, LTD. who inadvertently took title as Terraventure Holdings, a Utah limited partnership, as to Parcel 2, a corporation organized and existing under the laws of the State of Utah, grantor, with its principal office at 475 North 300 West Ste 204, Kaysville, UT 84037, County of Davis, State of Utah, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to Terraventure Development LTD., a Utah limited partnership, grantee of Kaysville, County of Davis State of UT for the sum of TEN & NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following described tract of land in Davis County, State of Utah:

Parcel 1:

Part of the Southwest Quarter of Section 30, Township 4 North, Range 1 West, Salt Lake Meridian; beginning at a point located South 00°12'53" West 149.15 feet along the Quarter Section line from the Northeast corner of the Southwest Quarter of Section 30, Township 4 North, Range 1 West, Salt Lake Meridian; running thence South 00°12'53" West 154.76 feet along the Quarter Section line; thence South 58°50'52" West 1043.17 feet to a point on the Easterly line of the Utah Power & Light Property; thence North 36°25'35" West 861.82 feet along the Easterly line; thence North 89°57'38" East 1405.06 feet to the point of beginning.

Parcel 2:

Beginning at the Northeast corner of the Southwest Quarter of Section 30, Township 4 North, Range 1 West, Salt Lake Base and Meridian; running thence South 00°12'53" West 149.15 feet along the Quarter Section line; thence South 89°57'38" West 1405.06 feet to the Easterly line of the Utah Power and Light Company property; thence North 36°25'35" West 185.27 feet along said Easterly line; thence North 89°57'38" East 1515.63 feet along the Quarter Section line to the point of beginning.

Less and excepting:

A part of the Southwest Quarter of Section 30, Township 4 North, Range 1 West, of the Salt Lake Base and Meridian.

Beginning at a point on the North line of said Southwest Quarter being located South 89°57'40" West 1285.40 feet along said North line from the Northeast corner of said Southwest Quarter; running thence South 00°02'22" East 4.04 feet; thence along the arc of a 210.00 foot radius curve to the left 69.71 feet, having a central angle of 19°01'05", chord bears South 09°32'55" East 69.39 feet; thence South 73°39'58" West 161.40 feet; thence North 36°25'55" West 146.27 feet to the North line of said Southwest Quarter; thence along said North line North 89°57'40" East 230.23 feet to the point of beginning.

Also, less and excepting lands described as Evergreen Farms Subdivision Phase 3A, Evergreen Farms Subdivision Phase 3B, Evergreen Farms Subdivision Phase 3C, Evergreen Farms Phase 3D, Evergreen Farms Phase 3E, and Evergreen Farms Subdivision Phase 3F.

Parcel No.: 11-085-0075, 11-085-0076

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this ~~25th~~ day of ~~February~~, 2021.

9th March

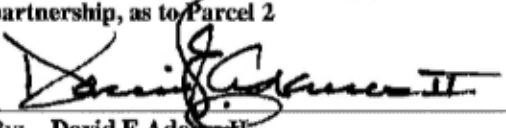
Attest:


Secretary

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Backman Title Services, Ltd. hereby expressly disclaims any responsibility or liability for the accuracy, enforceability, legality, or content thereof.

Terraventure Holdings, LTD. who inadvertently took title as Terraventure Holding, LTD. as to Parcel 1 and Terraventure Holdings, LTD. who inadvertently took title as Terraventure Holdings, a Utah limited partnership, as to Parcel 2


By: David E Adams II
Its: Partner


By: J. Stuart Adams
Its: Partner

STATE OF Utah)
) SS.
County of Davis)

The foregoing instrument was acknowledged before me this 8th day of March ~~February~~, 2021

By David E Adams II and J. Stuart Adams
the Partners of Terraventure Holdings, LTD. who inadvertently took title as Terraventure Holding, LTD. as to Parcel 1 and Terraventure Holdings, LTD. who inadvertently took title as Terraventure Holdings, a Utah limited partnership, as to Parcel 2

Nicole Wilcox
NOTARY PUBLIC

Commission Expires: Aug. 07, 2024

Residing at: Davis County, Utah

