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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/17/2021 2:42:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Mail Recorded Deed and Tax Notice To:
GRNOBL, L.C., a Utah limited liability company
1248 East Briggs Drive
Bountiful, UT 84010



File No.: 136231-DMP

SPECIAL WARRANTY DEED

William Criddle Farm, LLC, a Utah limited liability company

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

GRNOBL, L.C., a Utah limited liability company

GRANTEE(S) of Bountiful, 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.: 12-046-0173 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 16th day of June, 2021.

William Criddle Farm, LLC, a Utah limited liability company

BY: Con L. Wilcox
Con L., Wilcox
Manager

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ ^{DAVIS} _{KA}

On this 16th day of June, 2021, before me, personally appeared Con L., Wilcox, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of William Criddle Farm, LLC, a Utah limited liability company.

Krista Allred
Notary Public



EXHIBIT A
Legal Description

Proposed CRIDDLE FARMS NORTH PHASE 5 SUBDIVISION, being more particularly described as follows:

Beginning at a point on the North line of 700 South Street, said point being South 89°54'32" West 33.00 feet along the section line and South 00°14'20" West 33.00 feet from said Northeast corner of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 00°14'20" West 96.32 feet to the Northeast corner of Criddle Farms North Phase 3 Subdivision; thence North 89°45'40" West 110.02 feet along the North line to a Northwest corner of Criddle Farms North Phase 3 Subdivision; thence South 00°05'28" East 4.32 feet along the West line to an interior corner of Criddle Farms North Phase 3 Subdivision; thence South 89°54'32" West 269.00 feet along the North line to a Northwest corner of Criddle Farms North Phase 3 Subdivision; thence South 00°05'28" East 160.00 feet along the West line to a Southwest corner of Criddle Farms North Phase 3 Subdivision; thence North 89°54'32" East 8.07 feet along a South line to an interior corner of Criddle Farms North Phase 3 Subdivision; thence South 00°14'20" West 430.58 feet along the West line to an interior corner of Criddle Farms North Phase 3 Subdivision; thence North 89°45'40" West 100.00 feet along the North line to an interior corner of Criddle Farms North Phase 3 Subdivision; thence North 00°14'20" East 24.08 feet along the East line to a Northeast corner of Criddle Farms North Phase 3 Subdivision; thence North 89°45'40" West 160.00 feet along the North line to a Northwest corner of Criddle Farms North Phase 3 Subdivision, also being at an angle point on the East line of Criddle Farms North Phase 4 Subdivision; thence North 00°14'20" East 305.00 feet along the East line to a Northeast corner of Criddle Farms Phase 4 Subdivision; thence South 89°54'32" West 409.91 feet along the North line to an interior corner of Criddle Farms North Phase 4 Subdivision; thence North 00°05'28" West 100.00 feet along the East line to an interior corner of Criddle Farms North Phase 4 Subdivision; thence North 89°54'32" East 6.42 feet along the South line to a Southeast corner of Criddle Farms Phase 4 Subdivision; thence North 00°05'28" West 160.00 feet along the East line to an interior corner of Criddle Farms North Phase 4 Subdivision; thence North 89°54'32" East 5.00 feet along the South line to a Southeast corner of Criddle Farms North Phase 4 Subdivision; thence North 00°05'28" West 100.00 feet along the East line to a Northeast corner of Criddle Farms North Phase 4 Subdivision, also being on the South line of 700 South Street; thence North 89°54'32" East 1030.58 feet along the South line of 700 South Street to the point of beginning.