

Mail Tax Notice to:  
520 N Kays Drive  
Kaysville, UT 84034

91086  
Property #:501-4612

**SPECIAL WARRANTY DEED**

**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to Capital Reef Management, L.L.C, GRANTEE, of 520 N Kays Drive, Kaysville, Utah County of Davis, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situated in the County of Davis, State of Utah, and more particularly described as follows:

**Lots 1 and 7, SYRACUSE WEST PHASE 1 SUBDIVISION, Amending Lot 7 of Syracuse Wal-Mart Subdivision, according to the official plat thereof, on file and of record in the office of the Recorder of Davis County, Utah.**

(Tax parcel numbers: 12-710-0001, 12-710-0007)

Subject to: (i) any state of facts that an accurate and complete ALTA/ACSM Land Title Survey (with all Table A items) and/or physical inspection of the property might disclose, (ii) all zoning, regulations, restrictions, rules, and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction, and (iii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

The Grantor specifically reserves, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name by its authorized agent, this 24<sup>th</sup> day of August, 2021.

**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**

By: Matthew R. Cummings  
Authorized Agent,  
**Matthew R. Cummings**

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On this 24<sup>th</sup> day of August, 2021, personally appeared before me Matthew R. Cummings, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.

Gordon R. Jessee  
Notary Public for the  
State of Utah

