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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/5/2021 1:51:00 PM
FEE \$40.00 Pgs: 5
DEP eCASH REC'D FOR COTTONWOOD TITLE INS A

Mail Recorded Deed and Tax Notice To:
Discovery Development, L.L.C., a Utah limited liability company
67 South Main Street, #300
Layton, UT 84041



File No.: 131178-JCP

SPECIAL WARRANTY DEED

Wilcox Farms, L.C.

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

Discovery Development, L.L.C., a Utah limited liability company

GRANTEE(S) of Layton, 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.: 12-391-0011, 12-391-0012 and 12-391-0022 (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.

[Signature on following page]

Dated this 30th day of September, 2021.

Wilcox Farms, L.C.

BY: Con Lane Wilcox
Con Lane Wilcox
Member Con Lane Wilcox

BY: Glenn Douglas Wilcox
Glenn Douglas Wilcox
Member

BY: Lynn L. Wilcox Revocable Trust, dated April 25, 1994

BY: Shirley B. Wilcox Trustee
Shirley B. Wilcox
Trustee

BY: Millstream Investments, L.C., a Utah limited liability company

BY: Jack B. Rampton
Jack B. Rampton
Manager

BY: Itha W. Rampton
Itha W. Rampton
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared ^{with} ~~Con~~ ^{Layne} 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 executed the same on behalf of Wilcox Farms, L.C..

Krista Allred
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Glenn Douglas 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 executed the same on behalf of Wilcox Farms, L.C.

Krista Allred
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Shirley B. Wilcox, Trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Wilcox Farms, L.C.

Krista Allred
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Jack B. Rampton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Wilcox Farms, L.C.

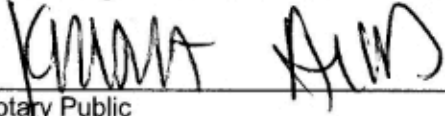
Krista Allred
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Itha W. Rampton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Wilcox Farms, L.C.



Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Lot 11, WILCOX FARMS AMENDED, according to the official plat thereof as recorded in the office of the Davis County Recorder on May 22, 2000 as Entry No. 1593382 in Book 2650 at Page 920.

PARCEL 2:

Lot 12, WILCOX FARMS AMENDED, according to the official plat thereof as recorded in the office of the Davis County Recorder on May 22, 2000 as Entry No. 1593382 in Book 2650 at Page 920.

PARCEL 3:

A parcel of land, situate in the Southwest quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is North 00°07'41" East 670.81 feet along the section line (NAD83 Bearing being North 00°28'00" East between the Southwest corner and the West quarter corner of said Section 11, per the Davis County Township Reference Plat) and South 89°52'19" East 157.99 feet from the Southwest corner of said Section 11 and running thence North 00°25'04" East 197.84 feet; thence South 89°52'19" East 24.00 feet; thence North 00°07'41" East 22.00 feet; thence South 89°52'19" East 166.00 feet; thence North 00°07'41" East 123.00 feet; thence North 89°52'19" West 99.00 feet; thence North 00°07'41" East 88.72 feet; thence South 89°52'19" East 354.49 feet; thence South 00°00'10" West 300.12 feet; thence Southerly 61.94 feet along the arc of a 470.00-foot radius tangent curve to the left (center bears South 89°59'50" East and the long chord bears South 03°46'21" East 61.89 feet with a central angle of 07°33'01"); thence Southerly 69.91 feet along the arc of a 530.00-foot radius curve to the right (center bears South 82°27'09" West and the long chord bears South 03°46'08" East 69.86 feet with a central angle of 07°33'27"); thence North 89°52'19" West 456.10 feet to the point of beginning.