

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Larsen & Risley  
Attorneys at Law  
3200 Park Center Drive, Suite 720  
Costa Mesa, CA 92626

MAIL TAX STATEMENTS TO:

Mathews Steel, LLC  
1236 S Highway 66  
Morgan, UT 84050

E 3496462 B 8086 P 604-605  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
09/06/2022 02:01 PM  
FEE \$40.00 Pgs: 2  
DEP RTT REC'D FOR LARSEN & RISLEY  
ATTY AT LAW

**RETURNED**

**SEP 06 2022**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

A.P.N.: 10-029-0098

**ARDEN LIMITED PARTNERSHIP**, a California limited partnership, organized and existing under the laws of the State of California with its principal office at 1236 S Highway 66, Morgan, Utah of Morgan County, State of Utah, as to an undivided 1% as a tenant in common, grantor hereby **CONVEYS AND WARRANTS** against all claiming by, through or under it to

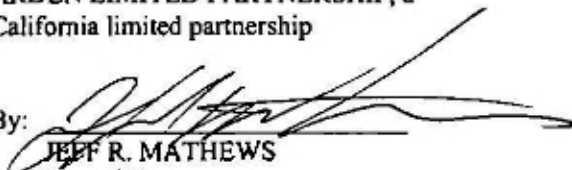
**MATHEWS STEEL, LLC**, a Utah limited liability company organized and existing under the laws of the State of Utah with its principal office at 1236 S Highway 66, Morgan, Utah of Morgan County, State of Utah, for the sum of **TEN DOLLARS**, the following described tract of land in Davis County, State of Utah:

**BEGINNING AT A POINT NORTH 908.62 FEET AND EAST 922.57 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALE LAKE BASE & MERIDIAN; SAID POINT BEING THE INTERSECTION OF THE SOUTH LINE OF HIGHWAY 91 AND THE WEST LINE OF 1120 NORTH STREET, AND RUNNING THENCE SOUTH 38°27'50" WEST 145.00 FEET ALONG THE WEST LINE OF 1120 NORTH STREET; THENCE NORTH 51°32'10" WEST 230.00 FEET; THENCE NORTH 38°27'50" EAST 145.56 FEET TO A POINT ON THE SOUTH LINE OF HIGHWAY 91; THENCE SOUTH 51°23'50" EAST 230.00 FEET ALONG SAID SOUTH LINE OF HIGHWAY 91 TO THE POINT OF BEGINNING.**

In witness whereof, the Grantor has caused its corporate name and seal to be hereunder affixed by its duly authorized officers this 3<sup>RD</sup> day of JUNE, 2022, A.D.

Dated: JUNE 3, 2022

**ARDEN LIMITED PARTNERSHIP**, a  
California limited partnership

By:   
**JEFF R. MATHEWS**  
Its: General Partner

JEFF MATHEWS 

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 UTAH            )  
  ) SS.  
COUNTY OF Morgan    )

On June 3rd, 2022, before me, Breann Garfield, Notary Public, personally appeared JEFF R. MATHEWS, 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 Utah that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Breann Garfield  
NOTARY SIGNATURE

