

3531604  
BK 8270 PG 737

E 3531604 B 8270 P 737-739  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
06/06/2023 03:22:34 PM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

WHEN RECORDED, MAIL TO:

Cheney Law Group  
10808 S. River Front Pkwy, Suite 365  
South Jordan, UT 84095  
Attn: Brian C. Cheney

APN: 11-061-0173, 11-061-0158, 11-061-0157, 11-061-0029, 11-061-0036 and 11-061-0227

---

**SPECIAL WARRANTY DEED**

**BR Layton P1, LLC, a Utah limited liability Company**, as Grantor, whose address is 3651 North 100 East Suite 125, Provo, Utah 84604 Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor, to **Winkel Rock, LLC, a Utah limited liability Company** whose address is 4655 S. 2300 E., Suite 205, Holladay, UT 84117, Grantee, the following described real property, situate in Davis County and State of Utah, to-wit:

*See Exhibit "A" attached hereto and incorporated herein by this reference.*

TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.

*Signature Page to follow*

WITNESS my hand this 13<sup>th</sup> day of January, 2023.

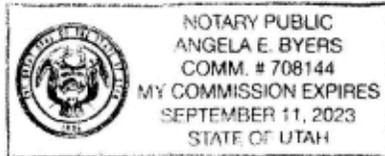
**BR Layton P1, LLC**  
**a Utah limited liability Company**

By: *[Signature]*  
Name: McKay Winkel  
Title: Manager

STATE OF UTAH            )  
  ) ss.  
COUNTY OF Salt Lake )

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by McKay Winkel, the manager of BR Layton P1, LLC, this 13<sup>th</sup> day of January, 2023.

WITNESS my hand and official seal.



*[Signature]*  
NOTARY PUBLIC  
My Commission Expires:

**EXHIBIT A TO SPECIAL WARRANTY DEED**

That certain real property in the City of Layton, County of Davis, State of Utah, more particularly described as follows:

PROPOSED LAYTON MIXED USE SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF KAYS CREEK, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY AND NON ACCESS LINE OF INTERSTATE 15, SAID POINT ALSO BEING LOCATED NORTH 89°28'04" WEST ALONG SECTION LINE 1270.98 FEET (NORTH 89°27'20" WEST 1271.00 FEET BY DEED) AND SOUTH 84.50 FEET AND NORTH 77°14'00" WEST 108.64 FEET (NORTH 77°13'31" WEST BY DEED) FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 28; RUNNING THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 77°14'00" EAST 146.12 FEET, 2) SOUTH 42°21'05" EAST 210.65 FEET TO A POINT ON A 1759.90 FOOT TANGENT RADIUS CURVE TO THE RIGHT; 3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°53'35" A DISTANCE OF 211.73 FEET (CHORD BEARS SOUTH 40°41'49" EAST 211.60 FEET); THENCE SOUTH 47°38'55" WEST 386.32 FEET; THENCE SOUTH 64°35'28" WEST 81.55 FEET; THENCE SOUTH 25°24'32" EAST 205.85 FEET; THENCE SOUTH 1°35'03" EAST 46.21 FEET; THENCE SOUTH 88°25'02" WEST 146.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 25°24'32" WEST 515.66 FEET TO THE CENTER LINE OF SAID KAYS CREEK; THENCE ALONG SAID CREEK THE FOLLOWING FOUR (4) COURSES: 1) NORTH 62°43'40" EAST 98.30 FEET TO A POINT ON A 70.0 FOOT TANGENT RADIUS CURVE TO THE LEFT, 2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°32'16" A DISTANCE OF 58.08 FEET (CHORD BEARS NORTH 38°57'32" EAST 56.43 FEET), 3) NORTH 15°11'24" EAST 159.73 FEET, 4) NORTH 16°27'33" EAST 178.28 FEET TO THE POINT OF BEGINNING.

(NAD83 STATE PLAIN ROTATION, CLOCKWISE 0°21'19")