

Mail Recorded Deed & Tax Notice To:
Layton Antelope Retail, LLC
748 W Heritage Park Blvd
Layton, UT 84041



**COTTONWOOD
TITLE**

File No.: 168213-KAP

WARRANTY DEED

Layton Antelope, LLC, a Utah limited liability company,

GRANTOR(S), of Layton, State of Utah, hereby Conveys and Warrants to

Layton Antelope Retail, LLC,

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.: 09-422-0101 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 14th July 2023

Layton Antelope, LLC, a Utah limited liability company

BY: Michael R. Christensen
Michael R. Christensen
Manager

STATE OF UTAH

COUNTY OF DAVIS

On July 14, 2023, before me, personally appeared Michael R. Christensen, 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 Layton Antelope, LLC, a Utah limited liability company.

Carma Salmon-Pain
Notary Public

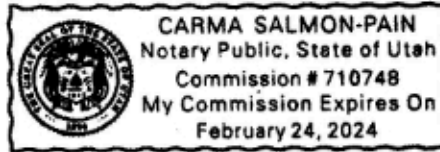


EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 1:

Proposed Lot 204, of the Proposed HARRIS POINTE SUBDIVISION - SECOND AMENDMENT, said Proposed Lot 204 being more particularly described as follows:

A parcel of land situate in the Southwest quarter of Section 8, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah, more particularly described as follows:

Beginning at a point which is South 89°55'10" West 197.34 feet along the Section line (NAD83 Bearing being North 89°44'19" West between the South quarter corner and Southwest corner of said Section 8, per the Davis County Township Reference Plat) and North 00°04'50" West 474.89 feet from the South quarter corner of Section 8, and running thence North 89°59'58" West 142.00 feet; thence North 00°00'02" East 185.79 feet to the Southerly line of Midtown Courts Townhomes; thence North 89°52'30" East 142.00 feet along said Southerly line; thence South 00°00'02" West 186.10 feet to the point of beginning.

PARCEL 2:

The non-exclusive easements and rights-of-way, appurtenant to Parcel 1 above, for parking, driveways, and for ingress and egress, as established by and provided for in that certain Reciprocal Easement Agreement recorded September 7, 2006 as Entry No. 2199504 in Book 4112 at Page 339.

PARCEL 3:

The non-exclusive easements, appurtenant to Parcel 1 above, for access, ingress, egress, parking, and utilities, as established by and provided for in that certain Reciprocal Easements Agreement, Maintenance Agreement, Declaration of Restrictive Covenants and Right of First Offer recorded August 6, 2014 as Entry No. 2816835 in Book 6075 at Page 184.

Tax Id No.: 09-422-0101