

**WHEN RECORDED, RETURN TO  
(please note updated address):**

Henry Walker Development, LLC  
Attn: Legal Department  
1216 W. Legacy Crossing Blvd., Ste. 140  
Centerville, Utah 84014

Parcel No.: 08-074-0073

*166149 - TO F*

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**SPECIAL WARRANTY DEED**

**Henry Walker Land of Northern Utah, LLC**, a Utah limited liability company of 1216 W. Legacy Crossing Blvd., Ste. 300, Centerville, UT 84014 ("**Grantor**"), hereby conveys and warrants against all claiming by, through or under the Grantor to **Henry Walker Development, LLC**, a Utah limited liability company, of 1216 W. Legacy Crossing Blvd., Ste. 140, Centerville, UT 84014 ("**Grantee**"), for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Davis County, State of Utah, together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto, including, without limitation, any appurtenant water rights:

Beginning at a point on the West line of a road, which point is 1.00 chain West, more or less, and South 4.62 chains from the Southeast corner of the Northeast quarter of Section 23, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running thence South 416.82 feet, more or less, to the Easterly line of the D&RGW Railroad right of way; thence Northwesterly along said right of way 110 feet, more or less; thence East 31.67 feet, more or less, along said right of way; thence Northwesterly along said right of way 367 feet, more or less, to a point 3.85 chains West from the point of beginning; thence East 3.85 chains to the point of beginning.

Tax ID No.: 08-074-0073

*[Signature and Acknowledgement Follows.]*

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Witness the hand of said Grantor, this 19<sup>th</sup> day of March, 2024.

**GRANTOR**

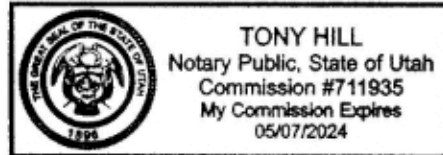
HENRY WALKER LAND OF NORTHERN UTAH, LLC,  
a Utah limited liability company

By:   
Name: Owen Fisher  
Title: Manager

STATE OF UTAH            )  
                                      §  
COUNTY OF DAVIS        )

On this 19 day of March, 2024, personally appeared before me Owen Fisher, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn / affirmed, did say that he is the Manager of Henry Walker Land of Northern Utah, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by authority of its governing documents or resolution of its member(s) and manager(s), and said Owen Fisher acknowledged to me that said limited liability company executed the same.

  
(Notary Signature)



(Seal)