

**WHEN RECORDED RETURN TO:**  
Somerset Meadows II, LLC  
1572 N. Woodland Park Dr. Ste 505  
Layton, Utah 84041  
Tax ID No.: 40-457-0002

## WARRANTY DEED

Somerset Meadows, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Somerset Meadows II, LLC, a Delaware limited liability company **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

Parcel 1:

Lot 2, PLAT A, GROVE COMMONS SUBDIVISION, according to the Official Plat thereof, recorded July 30, 2013, as Entry No. 2013:72369, in the Office of the Utah County Recorder, State of Utah.

Parcel 1A:

Together with Easement rights as created by that certain Easement Agreement recorded December 3, 2014, as Entry No. 87087:2014, of Official Records, more particularly described as follows:

THE BASIS OF BEARINGS OF N0°24'14"W ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER TO THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET, SAID POINT BEING EAST, 1798.99 FEET AND SOUTH 605.57 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EAST, 129.00 FEET; THENCE SOUTH, 153.05 FEET; THENCE EAST, 82.41 FEET TO A POINT ON THE EAST LOT LINE OF LOT 1 OF THE GROVE COMMONS SUBDIVISION; THENCE ALONG SAID LOT LINE S00°02'02"W, 26.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LOT LINE OF SAID LOT 1 WEST, 211.41 FEET; THENCE NORTH 179.25 FEET TO THE POINT OF BEGINNING.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

**Somerset Meadows, LLC**

A Utah limited liability company

By: Millcreek Partners LLC  
a Utah limited liability company  
Manager

By: Teton Land Company, L.L.C.  
a Utah limited liability company  
Manager

By: *[Signature]*  
Gary M. Wright,  
Manager

By: *[Signature]*  
Spencer H. Wright,  
Manager

State of Utah  
County of Davis

On this 22 day of December, 2014 personally appeared before me, the undersigned Notary Public, personally appeared Gary M. Wright and Spencer H. Wright, Managers of Teton Land Company, L.L.C., a Utah limited liability company, the manager of Millcreek Partners LLC, a Utah limited liability company, the manager of Somerset Meadows LLC a Utah limited liability company, personally known to me (or proven 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 before 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.

*[Signature]*  
Notary Public

My commission expires: 8-4-18

