

Mail Recorded Deed and Tax Notice To:
M8 Properties, LLC, a Utah limited liability company
P.O. Box 2000
Layton, UT 84041



File No.: 120203-JCP

WARRANTY DEED (Corrected)

Tina Marie Matthews Forsgren, Trustee of the David Harold Matthews and Jean Marie Tibbitts Matthews Irrevocable Trust dated December 14, 2017, having been amended on December 17, 2019

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

M8 Properties, LLC, a Utah limited liability company

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.: 12-037-0066, 12-037-0072, 12-037-0075 and 12-037-0030 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

This Corrected Deed is being recorded to correct the original Warranty Deed which was recorded December 31, 2019 as Entry Number 3215468 in Book 7419 at page 1887 of official records. Said deed contains an incorrect point of beginning in the legal description.

Dated this 13th day of January, 2020.

David Harold Matthews and Jean Marie Tibbitts
Matthews Irrevocable Trust dated December 14,
2017, having been amended on December 17,
2019

BY: Tina Marie Forsgren Trustee
Tina Marie Matthews Forsgren
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On the 13th day of January, 2020, personally appeared before me Tina Marie Matthews Forsgren, Trustee of David Harold Matthews and Jean Marie Tibbitts Matthews Irrevocable Trust dated December 14, 2017, having been amended on December 17, 2019, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Jim C. Morris
Notary Public

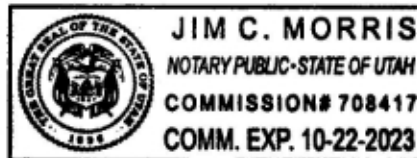


EXHIBIT A
Legal Description

A parcel of land situate in the Northwest Quarter of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian also being in West Point City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is North 89°56'47" West (Record West) 565.67 feet along the section line and South 0°03'13" West (Record South) 33.00 feet from the North quarter Corner of said Section 5 and running thence: South 0°03'13" West (Record South) 175.00 feet; thence South 89°56'47" East (Record East) 5.79 feet; thence South 0°03'13" West (Record South) 452.00 feet; thence North 89°56'47" West (Record West) 522.20 feet; thence North 0°03'13" East (Record North) 330.00 feet; thence South 89°56'47" East (Record East) 82.00 feet; thence North 0°03'13" East (Record North 0°00'14" East) 297.00 feet to the South line of 300 North Street; thence South 89°56'47" East (Record East) 146.29 feet along said South Line to the Northwest Corner of that property owned by David Harold & Jean Marie Mathews, Trustees as conveyed by Quit Claim Deed recorded 3/6/2018, as Entry No. 3079793 on file at the Davis County Recorder's Office) Continuing thence South 89°56'47" East (Record East) 1.64 feet; thence South 0°04'03" West 128.50 feet to the South line of said property owned by David Harold & Jean Marie Mathews, Trustees as conveyed by Quit Claim Deed recorded 3/6/2018, as Entry No. 3079793 on file at the Davis County Recorder's Office); thence South 89°56'45" East (Record East) 113.39 feet to the Southeast corner of said property owned by David Harold & Jean Marie Mathews, Trustees as conveyed by Quit Claim Deed recorded 3/6/2018, as Entry No. 3079793 on file at the Davis County Recorder's Office); thence North 0°03'13" East (Record North 0°00'50" East) 128.50 feet to the South line of 300 North Street; thence South 89°56'47" East (Record East) 173.12 feet along said South line to the Point of Beginning.

Mail Recorded Deed and Tax Notice To:
Grantee
P.O. Box 2000
Layton, UT 84041

SPECIAL WARRANTY DEED

M8 Properties, LLC, a Utah limited liability company

GRANTOR(S) of Layton, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to:

M8 Properties, LLC, a Utah limited liability company

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 and made a part hereof.

Pt. 12-037 0014

****The purpose of this deed is to create a new, separate land serial number for the property described herein.****


Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

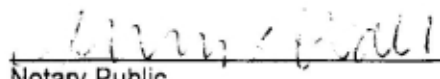
Dated this 2nd day of December, 2020.

M8 Properties, LLC, a Utah limited liability company


By: Mark Thayne
Its: Member

State of Utah
County of Davis

On December 2, 2020, personally appeared before me Mark Thayne, who acknowledged himself to be a member of M8 Properties, LLC, a Utah limited liability company and that he as a member, being authorized to do, did execute the foregoing instrument for and in behalf of M8 Properties, LLC, a Utah limited liability company for the purposes contained herein.


Notary Public

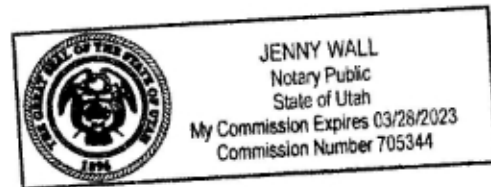


Exhibit "A"

A parcel of land situate in the Northwest quarter of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian also being in West Point City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the North line of said Section 5, said point being North 89°56'47" West 372.20 feet along the section line from the North quarter corner of said Section 5 and running thence South 00°03'13" West 130.50 feet; thence North 89°56'47" West 113.47 feet; thence North 00°03'13" East 130.50 feet; thence South 89°56'47" East 113.47 feet to the point of beginning.

LESS street.

3335992
BK 7674 PG 1827

E 3335992 B 7674 P 1827-1829
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/12/2021 3:29:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
M8 Properties, LLC, a Utah limited liability company
PO Box 2000
Layton, UT 84041



File No.: 132786-KAC

WARRANTY DEED

David Harold Matthews and Tina Marie Matthews Forsgren, Trustees and David Todd Matthews, Successor Trustee of the David Harold Matthews and Jean Marie Tibbitts Matthews Irrevocable Trust dated December 14, 2017, having been amended on December 17, 2019

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

M8 Properties, LLC, a Utah limited liability company

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.: 12-037-0100 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 11th day of January, 2021.

David Harold Matthews and Jean Marie Tibbitts
Matthews Irrevocable Trust dated December 14,
2017, having been amended on December 17,
2019

BY: David Harold Matthews
David Harold Matthews
Trustee

BY: Tina Marie Matthews Forsgren
Tina Marie Matthews Forsgren
Trustee

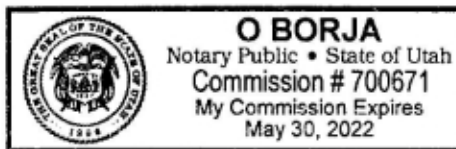
BY: David Todd Matthews
David Todd Matthews
Successor Trustee

STATE OF UTAH

COUNTY OF ~~DAVIS~~ SALT LAKE

On the 11th day of January, 2021, personally appeared before me David Harold Matthews, Trustee of the David Harold Matthews and Jean Marie Tibbitts Matthews Irrevocable Trust dated December 14, 2017, having been amended on December 17, 2019 the signer of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On the 11th day of January, 2021, personally appeared before me Tina Marie Matthews Forsgren, Trustee and David Todd Matthews, Successor Trustee of the David Harold Matthews and Jean Marie Tibbitts Matthews Irrevocable Trust dated December 14, 2017, having been amended on December 17, 2019 the signer of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

[Signature]
Notary Public



EXHIBIT A
Legal Description

Beginning at a point West 734.62 feet and South 33.00 feet from the North quarter corner of Section 5, Township 4 North, Range 2 West, Salt Lake Meridian; thence South 128.5 feet; thence West 115.00 feet; thence North 128.5 feet; thence East 115.00 feet, to the point of beginning.

LESS AND EXCEPTING the following:

A parcel of land situate in the Northwest Quarter of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian also being in West Point City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is North 89°56'47" West (Record West) 565.67 feet along the section line and South 0°03'13" West (Record South) 33.00 feet from the North quarter Corner of said Section 5 and running thence: South 0°03'13" West (Record South) 175.00 feet; thence South 89°56'47" East (Record East) 5.79 feet; thence South 0°03'13" West (Record South) 452.00 feet; thence North 89°56'47" West (Record West) 522.20 feet; thence North 0°03'13" East (Record North) 330.00 feet; thence South 89°56'47" East (Record East) 82.00 feet; thence North 0°03'13" East (Record North 0°00'14" East) 297.00 feet to the South line of 300 North Street; thence South 89°56'47" East (Record East) 146.29 feet along said South Line to the Northwest Corner of that property owned by David Harold & Jean Marie Mathews, Trustees as conveyed by Quit Claim Deed recorded 3/6/2018, as Entry No. 3079793 on file at the Davis County Recorder's Office) Continuing thence South 89°56'47" East (Record East) 1.64 feet; thence South 0°04'03" West 128.50 feet to the South line of said property owned by David Harold & Jean Marie Mathews, Trustees as conveyed by Quit Claim Deed recorded 3/6/2018, as Entry No. 3079793 on file at the Davis County Recorder's Office); thence South 89°56'45" East (Record East) 113.39 feet to the Southeast corner of said property owned by David Harold & Jean Marie Mathews, Trustees as conveyed by Quit Claim Deed recorded 3/6/2018, as Entry No. 3079793 on file at the Davis County Recorder's Office); thence North 0°03'13" East (Record North 0°00'50" East) 128.50 feet to the South line of 300 North Street; thence South 89°56'47" East (Record East) 173.12 feet along said South line to the Point of Beginning.