

Mail Recorded Deed and Tax Notice To:
Discovery Development, L.L.C., a Utah limited liability company
67 S Main Street, Suite 300
Layton, UT 84041



File No.: 143485-BHM

SPECIAL WARRANTY DEED

Maurice R. Barnes & Ellen N. Barnes Family Limited Partnership

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

Discovery Development, L.L.C., 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

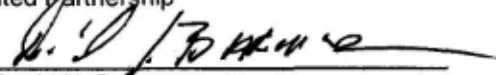
TAX ID NO.: 10-043-0028 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 29th day of April, 2022.

Maurice R. Barnes & Ellen N. Barnes Family
Limited Partnership

BY: 

David N. Barnes
General Partner

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of April, 2022, before me, personally appeared David N. Barnes, 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 Maurice R. Barnes & Ellen N. Barnes Family Limited Partnership.



Notary Public



EXHIBIT A
Legal Description

A parcel of land, situate in the Southwest quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 289.37 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South quarter corner and the Southwest corner of said Section 18 per the Davis County Township Reference Plat) from the South quarter corner of Section 18 and running thence South 89°50'40" West 162.70 feet; thence North 34°42'00" West 867.30 feet; thence North 40°20'38" West 122.02 feet; thence North 34°42'00" West 1362.86 feet; thence North 25°20'23" West 201.54 feet; thence North 34°32'22" West 636.60 feet to the East-West quarter section line; thence North 89°44'10" East 70.12 feet along said quarter section line; thence Southeasterly 47.17 feet along the arc of a 70.50-foot radius curve to the left (center bears North 79°37'25" East and the long chord bears South 29°32'43" East 46.30 feet with a central angle of 38°20'17"); thence Southeasterly 43.33 feet along the arc of a 229.00-foot radius curve to the right (center bears South 44°37'10" West and the long chord bears South 39°57'35" East 43.27 feet with a central angle of 10°50'29"); thence South 34°32'21" East 366.15 feet; thence 29.59 feet along the arc of a 171.00-foot radius tangent curve to the left (center bears North 55°27'39" East and the long chord bears South 39°29'47" East 29.55 feet with a central angle of 09°54'52"); thence 23.86 feet along the arc of a 15.00-foot radius curve to the left (center bears North 45°32'47" East and the long chord bears North 89°58'42" East 21.42 feet with a central angle of 91°08'09"); thence North 44°24'38" East 113.57 feet; thence 10.14 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 45°35'22" West and the long chord bears North 25°02'42" East 9.95 feet with a central angle of 38°43'51"); thence 23.26 feet along the arc of a 55.00-foot radius curve to the right (center bears South 84°19'13" East and the long chord bears North 17°47'45" East 23.09 feet with a central angle of 24°13'55"); thence North 45°43'18" West 90.07 feet; thence North 44°24'38" East 21.34 feet; thence North 34°32'22" West 216.61 feet; thence North 00°15'49" West 30.17 feet to the East-West quarter section line; thence North 89°44'10" East 217.12 feet along said quarter section line to a point on the railroad right-of-way; thence along said railroad right-of-way the following two (2) courses and distances: (1) Southeasterly 596.21 feet along the arc of a 5779.60-foot radius non-tangent curve to the left (center bears North 46°24'31" East and the long chord bears South 46°32'45" East 595.75 feet with a central angle of 05°54'31") (2) South 49°31'00" East 772.64 feet; thence South 00°03'50" East 309.30 feet; thence South 55°18'04" West 106.39 feet; thence South 34°42'00" East 383.98 feet; thence Southeasterly 86.88 feet along the arc of a 279.00-foot radius tangent curve to the right (center bears South 55°18'00" West and the long chord bears South 25°46'46" East 86.53 feet with a central angle of 17°50'27"); thence South 16°51'33" East 100.51 feet; thence North 73°08'31" East 138.50 feet; thence South 16°51'33" East 50.50 feet; thence North 73°08'27" East 37.90 feet; thence North 89°56'10" East 51.74 feet; thence South 00°03'50" East 866.79 feet to the point of beginning.

3550208
BK 8374 PG 989

E 3550208 B 8374 P 989-991
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/06/2023 03:59:48 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Discovery Development, L.L.C.
9350 S. 150 E., Suite 210
Sandy, UT 84070



File No.: 170969-LMM

SPECIAL WARRANTY DEED

Maurice R. Barnes & Ellen N. Barnes Family Limited Partnership,

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

Discovery Development, L.L.C., a Utah limited liability company,

GRANTEE(S), of Sandy, 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.: 10-043-0042 and 10-043-0046 (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 6 day of November, 2023.

Maurice R. Barnes & Ellen N. Barnes Family
Limited Partnership

BY: *David N. Barnes*
David N. Barnes
General Partner

STATE OF UTAH

COUNTY OF SALT LAKE

On this 6 day of November, 2023, before me, personally appeared David N. Barnes, 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 Maurice R. Barnes & Ellen N. Barnes Family Limited Partnership.

[Signature]
Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point 289.37 feet South 89°50'40" West along the section line and North 00°03'50" West 1004.92 feet to a point 350.0 feet South 00°03'50" East of the Southwesterly line of the Oregon Short Line Railroad right of way and North 49°35' West 568.61 feet parallel to said right of way and North 00°03'50" West 350.0 feet to the Southwesterly line of the Oregon Short Line Railroad right of way and North 49°31' West 772.64 feet, more or less, along said right of way along a line 50.0 feet perpendicularly distant Southwesterly from the centerline thereof and Northwesterly 596.21 feet along the arc of a 5779.60 foot radius curve to the right (long chord bears North 46°32'45" West 595.75 feet) along said railroad to the North line of the Southwest quarter section and South 89°44'10" West 217.12 feet, more or less, along the North line of the quarter section from the Southeast corner of the Southwest quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running thence along an Easterly line of property conveyed in Special Warranty Deed recorded April 29, 2022 as Entry No. 3474020 in Book 7999 at Page 2131, South 00°15'49" East 30.17 feet; thence South 34°32'22" East 216.61 feet; thence South 44°24'38" West 21.34 feet; thence South 45°43'18" East 90.07 feet; thence 23.26 feet along the arc of a 55.00 foot radius curve to the left (long chord bears South 17°47'45" West 23.09 feet); thence 10.14 feet along the arc of a 15.00 foot radius curve to the right (long chord bears South 25°02'42" West 9.95 feet); thence South 44°24'38" West 113.57 feet; thence 23.86 feet along the curve of a 15.00 foot radius curve to the right (long chord bears South 89°58'42" West 21.42 feet); thence 29.59 feet along the arc of a 171.00 foot radius curve to the right (long chord bears North 39°29'47" West 29.55 feet); thence North 34°32'21" West 366.15 feet; thence Northwesterly 43.33 feet along the arc of a 229.00 foot radius curve to the left (long chord bears North 39°51'35" West 43.27 feet); thence Northwesterly 47.17 feet along the arc of a 70.50 foot radius curve to the right (long chord bears North 29°32'43" West 46.30 feet) to the North line of said quarter section; thence North 89°44'10" East 216.67 feet, more or less, along said section line to the point of beginning. (Rotation to NAD83 00°20'42" clockwise)

PARCEL 2:

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the westerly line of the parcel described in Entry No. 3512331 (Book 8160, Page 627), said point being South 89°50'40" West 287.98 feet along the Section Line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Quarter Corner per the Davis County Township Reference Plat) and North 00°09'20" West 866.80 feet from the Southeast corner of the Southwest quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian and running thence along the perimeter of that parcel described in Entry No. 3474020 (Book 7999, Page 2131) the following eight (8) courses and distances: 1) South 89°56'10" West 51.74 feet; 2) South 73°08'27" West 37.90 feet; 3) North 16°51'33" West 50.50 feet; 4) South 73°08'31" West 138.50 feet to the future right-of-way line of Copper Sky Drive (per the Trailside West PRUD – Phase 1 Subdivision Plat) 5) North 16°51'33" West 100.51 feet; 6) northwesterly 86.88 feet along the arc of a 279.00-foot radius tangent curve to the left (center bears South 73°08'27" West and the long chord bears North 25°46'46" West 86.53 feet with a central angle of 17°50'27"); thence North 34°42'00" West 383.98 feet; thence North 55°18'04" East 106.54 feet to the westerly line of the aforementioned parcel (Entry No 3512331); thence along said westerly parcel the following four (4) courses and distances: 1) South 00°03'50" East 40.65 feet; 2) South 49°33'49" East 79.53 feet; 3) South 48°41'38" East 495.56 feet; 4) South 00°03'50" East 128.22 feet to the Point of Beginning.