

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



File No.: 116139-JCP

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## WARRANTY DEED

Lajuana Marlynn Seeds as Trustee and as Successor Trustee for Danny Joe Seeds and Jason Cody Seeds, Trustee of the Danny Joe Seeds and Lajuana Marlynn Seeds Living Trust, dated May 31, 1994 and Amended on September 7, 2010

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

M8 Properties, LLC, a Utah limited liability company

**GRANTEE(S)** of West Point, 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:

Beginning 372.2 feet West of the North quarter corner of Section 5, Township 4 North, Range 2 West, Salt Lake Meridian and running thence West 113.47 feet; thence South 208.0 feet; thence West 74.21 feet; thence South 54.0 feet; thence East 413.72 feet; thence North 00°10' West 68.0 feet; thence West 225.82 feet; thence North 194.0 feet to the point of beginning.

LESS street.

SUBJECT TO street right of way on the North 33.0 feet thereof.

**TAX ID NO.:** 12-037-0074 (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.

Dated this 30th day of August, 2019.

Danny Joe Seeds and Lajuana Marlynn Seeds  
Living Trust, dated May 31, 1994 and Amended  
September 7, 2010

BY: Lajuana Marlynn Seeds TRUSTEE  
Lajuana Marlynn Seeds  
Trustee (X)

BY: Jason Cody Seeds TRUSTEE  
Jason Cody Seeds  
Trustee

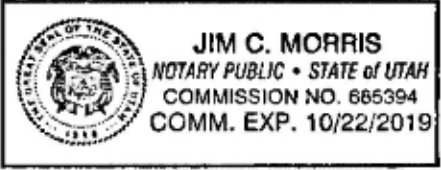
STATE OF UTAH

COUNTY OF DAVIS

On the 30th day of August, 2019, personally appeared before me Lajuana <sup>JAN</sup> ~~Marlynn~~ <sup>SEEDS</sup> ~~Seeds~~ and Jason  
Cody Seeds, Trustees of Danny Joe Seeds and Lajuana Marlynn Seeds Living Trust, the signers 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

\* dated May 31, 1994 and  
Amended September 7, 2010



(X) AND AS SUCCESSOR TRUSTEE  
FOR DANNY JOE SEEDS

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

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## 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 13<sup>th</sup> 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

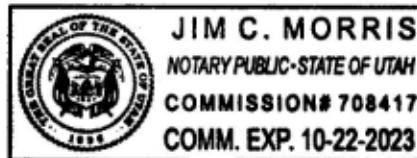
BY: Tina Marie Forsgren Trustee  
Tina Marie Matthews Forsgren  
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On the 13<sup>th</sup> 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.

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

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## 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

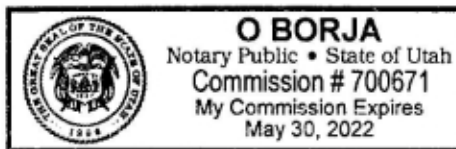
BY: David Todd Matthews  
David Todd Matthews  
Successor Trustee

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.



3559459  
BK 8431 PG 696

E 3559459 B 8431 P 696-697  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/02/2024 02:07:22 PM  
FEE: \$40.00 Pgs: 2  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

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



File No.: 174444-KAP

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## WARRANTY DEED

M8 Properties, LLC a Utah limited liability company, who erroneously took title as M8 Properties,

**GRANTOR(S)**, of Layton, 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:

**BEGINNING AT A POINT 89°56'47" WEST ALONG THE SECTION LINE 230.24 FEET & SOUTH 00°03'13" WEST 130.50 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°56'47" WEST 141.96 FEET; THENCE SOUTH 63.50 FEET; THENCE EAST 141.96 FEET; THENCE NORTH 63.50 FEET TO THE POINT OF BEGINNING.**

**TAX ID NO.:** 15-155-0181-0184, 0187 & 0189 (Prior 12-037-0102) (for reference purposes only)

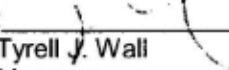
**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 2nd day of February, 2024.

M8 Properties, LLC, a Utah limited liability company

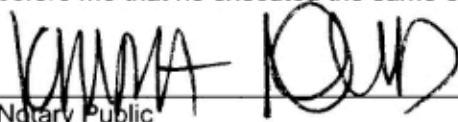
BY: Evergreen Holding, LLC, a Utah limited liability company  
ITS: Manager

BY:   
Tyrell J. Wall  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On 2nd day of February, 2024, before me, personally appeared Tyrell J. Wall, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of M8 Properties, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public

