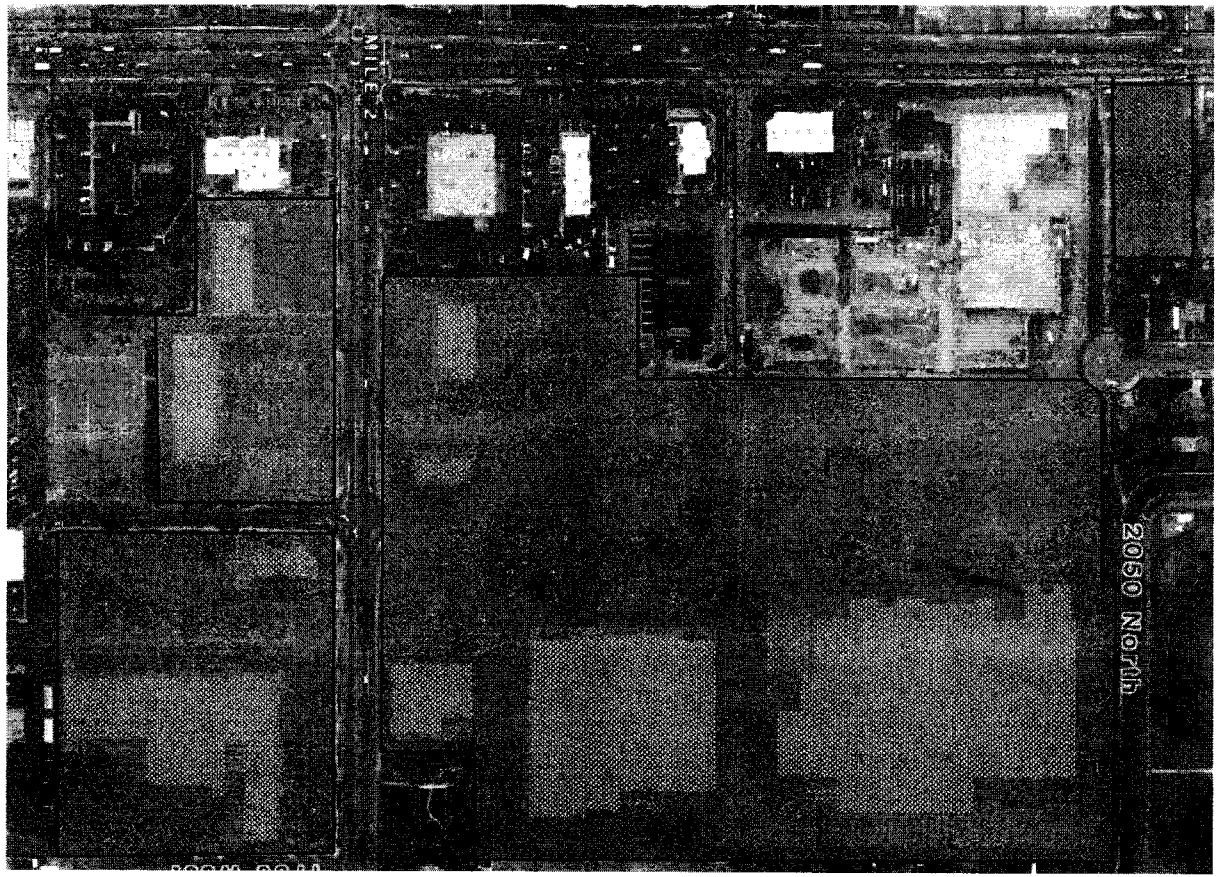


1 Park Plaza Shopping Center
 1800 North 2000 West
 Clinton

Property Owner	Parcel ID	Acres	Tenant
CLINTON CITY CENTER LLC	744780001	7.169	Kohl's
CLINTON CITY CENTER LLC	144760002	12.14	Lowie's
CLINTON CITY CENTER LLC	144760005	1.59	Therapeutic Mind & Body Hallmark
CLINTON CITY CENTER LLC	144760006	0.9	Maurice's
CLINTON CITY CENTER LLC	144790008	0.765	Vacant Land
CLINTON CITY CENTER LLC	144790009	1.428	Carl's Jr. Hibachi House Farr's Fresh Ice Cream Swig
CLINTON CITY CENTER LLC	144790010	1.044	Sport Clips Expedition Center
CLINTON CITY CENTER LLC	144790012	1.527	Jimmy John's Costa Vida Papa Murphy's
CLINTON CITY CENTER LLC	144880004	0.026	Vacant Land Goodyear
CLINTON PINES LLC	144890010	1.908	Big 5 JoAnn Fabric Starbucks
CLINTON PINES LLC	143860001	3.26	Pizza Pie Café Jamaican Me Tan Big Daddy's Pizza Payless Shoes Dollar Cuts Tonyburgers Chase Bank

Handwritten notes and circled parcel IDs:
 14-100-0001
 14-100-0002
 143860001

35.757



Abstract- Serial Number: 14-476-0002

Abstract

Serial Number: 14-476-0002
 Tax District: 17
 Exempt: No
 Tax Name & Address for Tax Year ADDYR: CLINTON CITY CENTER LLC
 C/O LOWE'S HIW INC
 TUKWILA, WA 98188
 Situs Address: 1986 N 2000 WEST
 CLINTON 84015
 Parcel Dates: 04/24/2012
 to
 Acres: 12.14

Dedication Plat

Plat: 5142

Parent / Child

Parent 14-463-0002 04/24/2012

Legal Description

ALL OF LOT 2, PARK PLAZA SUBDIVISION-2ND AMENDMENT. CONT. 12.14000 ACRES.

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: WESTERN ALLIANCE BANK, Grantor: CLINTON CITY CENTER LLC, Grantor: LOWES HOME CENTERS LLC Grantee: TO WHOM IT MAY CONCERN,	AGREEMENT	3501375	8104-105 8	09/29/2022	10/03/2022 15:50	\$0.00		0	2322283
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: CLINTON CITY CENTER LLC, Grantee: WESTERN ALLIANCE BANK,	ASSIGNMENT	3500362	8101-145	09/19/2022	09/28/2022 10:37	\$0.00		0	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: CLINTON CITY CENTER LLC, Grantee: WESTERN ALLIANCE BANK,	TRUST DEED	3500361	8101-125	09/19/2022	09/28/2022 10:37	\$10,000,000.00		0	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: NATIONWIDE LIFE INSURANCE COMPANY, Grantee: CLINTON CITY CENTER LLC,	RELEASE	3463314	7966-436	03/07/2022	03/15/2022 10:50	\$0.00		144760001	2558507

14-001-0002
NW 27, 5N2W

RETURNE
NOV 14 2007

2320733

BK 4409 PG 420

E 2320733 B 4409 P 420-421
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/14/2007 12:55 PM

QUIT-CLAIM DEED

FEE \$13.00 Pgs: 2
DEP RT REC'D FOR BONNEVILLE SUPERIOR TITLE CO

CLINTON CITY, a Utah Municipal corporation organized under the laws of the State of Utah, with its principal office in Clinton City, County of Davis, State of Utah, grantor, hereby QUIT-CLAIMS to **Clinton City Center, LLC**, County of Davis, State of Utah, for the sum of ten dollars and other valuable considerations, the following described tract of land in Davis County, State of Utah:

PROPERTY DESCRIPTION

A part of the Northwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Clinton City, Utah, and being described as follows:

Beginning at a point being South 00°07'30" West 1343.79 feet along the section line and North 89°59'43" East 440.53 feet from the Northwest corner of said Section 27 (basis of bearing South 89°59'55" East from said Northwest Quarter to the North Corner of said section 27) thence as follows:

North 89°59'43" East 12.94 feet; thence
133.10 feet along the arc of a 50.00 foot radius curve to the left, the chord of which bears South 87°41'52" East 97.14 feet; thence
South 00°00'02" West 2.60 feet; thence
172.77 feet along the arc of a 55.00 foot radius curve to the right, the chord of which bears North 89°59'29" West 110.00 feet; thence
North 00°00'00" East 6.49 feet to the point of beginning.

Contains 2,525 square feet (0.058 Acres) more or less.

AND

A part of the Northwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Clinton City, Utah, and being described as follows:


Beginning at a point being South 00°07'30" West 1343.79 feet along the section line and North 89°59'43" East 642.14 feet from the Northwest corner of said Section 27 (basis of bearing South 89°59'55" East from said Northwest Quarter to the North Corner of said section 27) thence as follows:

North 89°59'43" East 45.00 feet; thence
South 00°10'18" West 87.38 feet; thence
North 89°38'48" West 45.00 feet; thence
North 00°10'18" East 87.10 feet to the point of beginning.

Contains 3,925 square feet (0.090 Acres) more or less.


The officers who sign this deed hereby certify that the deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the Clinton City Council of Clinton City at a lawful Council meeting duly held and attended by a quorum.

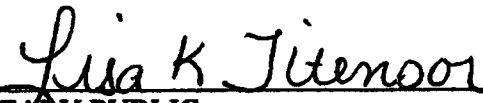
In witness whereof, the grantor has caused the corporate name and seal to be hereunto affixed by its duly authorized officers, this 14 day of November, 2007.


DENNIS W. CLUFF
RECORDER

STATE OF UTAH }
 §
COUNTY OF DAVIS }

On the 14 day of Nov, 2007, personally appeared before me DENNIS W. CLUFF, who being duly sworn or affirmed, did say that he Dennis w. Cluff is the City Recorder of Clinton City, a Utah Municipal Corporation and that the within document was signed in behalf of said corporation by authorization of Resolution No. 25-07 enacted of the Clinton City Council and said Dennis W. Cluff duly acknowledged to me that said corporation executed the same.


Notary Public
LISA K. TITENSOR
1906 W. 1800 N.
Clinton, UT 84015
My Commission Expires
October 22, 2008
State of Utah


NOTARY PUBLIC

COMMISSION EXPIRES
Oct. 22, 2008

Recording Requested by:
First American Title Insurance Agency, LLC
1755 East 1450 South, Suite 110
Clearfield, UT 84015
(801) 525-9511

E 2302602 B 4358 P 270-271
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/31/2007 8:53:00 AM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

When Recorded Mail To:
Clinton City Center, LLC
1412 S. Legend Hills Dr., Ste 327
Clearfield, UT 84015

WARRANTY DEED

Accom JLP 832

Tax ID No. 14-418-0001

Millcreek Partners, LLC, a Utah limited liability company, GRANTOR

Hereby CONVEYS AND WARRANTS TO

Clinton City Center, LLC, a Utah limited liability company, GRANTEE

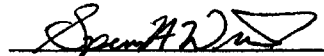
for the sum of (\$10.00) Ten Dollars and other good and valuable considerations its undivided 13.35% interest in the following described tract of land in Davis County, State of Utah:

Lot 1, CLINTON CITY CENTER PLAT, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

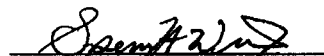
SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

WITNESS, the hand(s) of said Grantor(s), this 28th day of August, 2007.

Millcreek Partners, LLC


By: Spencer H. Wright
Its: Manager

Clinton City Center, LLC


By: Spencer H. Wright
Its: Manager

Recording Requested by:
First American Title Insurance Agency, LLC
1755 East 1450 South, Suite 110
Clearfield, UT 84015
(801) 525-9511

E 2302601 B 4358 P 268-269
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/31/2007 8:53:00 AM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

When Recorded Mail To:
Clinton City Center, LLC
1412 S. Legend Hills Dr., Ste 327
Clearfield, UT 84015

WARRANTY DEED

Accom JLP-332

Tax ID No. 14-418-0001

Teton Investment Holding, L.P., a Utah limited partnership, GRANTOR

Hereby **CONVEYS AND WARRANTS TO**

Clinton City Center, LLC, a Utah limited liability company, GRANTEE


for the sum of (\$10.00) Ten Dollars and other good and valuable considerations its undivided 32.51% interest in the following described tract of land in Davis County, State of Utah:

Lot 1, CLINTON CITY CENTER PLAT, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.


SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

WITNESS, the hand(s) of said Grantor(s), this 28th day of August, 2007.

Teton Investment Holding, L.P.


By: Gary M. Wright
Its: Manager of Teton Investment Holding, LLC,
the general manager of Teton Investment Holding,
L.P.

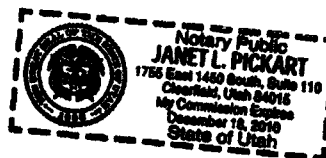
Clinton City Center, LLC


By: Spencer H. Wright
Its: Manager

State of Utah)
) ss.
County of Davis)

On August 31st, 2007, personally appeared before me, Gary M. Wright, manager of Teton Land Company, LLC, the general partner of Teton Investment Holding, L.P., the signer of the within instrument, who duly acknowledged to me that he executed the same.

Janet L. Pickart
Notary Public
Janet L. Pickart
(Printed Name)

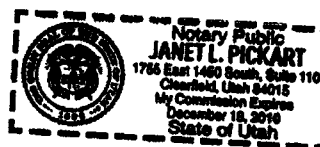


My Commission expires: 12-18-2010

STATE OF UT)
) Ss.
COUNTY OF DAVIS)

On August 30th, 2007, personally appeared before me, Spencer H. Wright, manager of Clinton City Center, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Janet L. Pickart
Notary Public
Janet L. Pickart
(Printed Name)



My Commission expires: 12-18-2010



Goto Page...

Recorder (../home) / Property Search

Property Search

Davis County Tax Information - Please Read

This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.

Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/144760002/20>).

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:

Parcel

Serial Number: 144760002

Tax District: 0017

Legal Description: ALL OF LOT 2, PARK PLAZA SUBDIVISION-2ND AMENDMENT. CONT. 12.14000 ACRES.

SITUS Address: 1986 N 2000 WEST CLINTON

Building/Land Values

Acres: 12.14

Residence Year Built: 2008

Residence Square Feet: 0

Tax Information

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:**

Western Alliance Bank
5335 Kietzke Lane
Reno, Nevada 89511
Attention: Erin Retzer-Stehura

1802103
14-476-0002

**DEED OF TRUST AND SECURITY AGREEMENT AND
FIXTURE FILING WITH ASSIGNMENT OF RENTS**

THIS DEED OF TRUST AND SECURITY AGREEMENT AND FIXTURE FILING WITH ASSIGNMENT OF RENTS (the "Deed of Trust") is made as of the 16th day of September, 2022, by CLINTON CITY CENTER, LLC, a Utah limited liability company, as trustor (the "Trustor"), to STEWART TITLE OF UTAH, INC., as trustee (the "Trustee"), for the benefit of WESTERN ALLIANCE BANK, an Arizona corporation, as beneficiary (the "Beneficiary").

I. GRANTS AND OBLIGATIONS SECURED.

A. Grants.

1.01. Trustor hereby irrevocably grants, sells, conveys, transfers, warrants, and assigns to Trustee, in trust, for the benefit of Beneficiary, with power of sale and right of entry and possession, all right, title and interest of Trustor in and to that certain real property situated in the County of Davis, State of Utah, described in Exhibit "A" attached hereto and made a part hereof (the "Land"), together with all right, title and interest of Trustor, now existing, if any, and hereafter arising in and to the following (it being understood that the Land is currently subject to a Ground Lease dated October 31, 2007, between Trustor as Landlord and Lowe's HIW, Inc., a Washington corporation, as tenant (the "Ground Lease")):

(a) All buildings and other improvements owned by Trustor now or hereafter located on the Land, all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant), pumps and pumping stations used in connection therewith and all shares of stock evidencing the same, all machinery, equipment, appliances,

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2022 Tax Statement Recipient:	CLINTON CITY CENTER LLC C/O LOWE'S HIW INC 101 ANDOVER PARK E SUITE 200 TUKWILA, WA 98188
2022 Total Market Value:	\$8,923,403.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$90,197.76	\$0.00	\$90,197.76	11/17/2022	\$0.00
2021	\$107,395.41	\$0.00	\$107,395.41	11/12/2021	\$0.00
2020	\$113,538.26	\$0.00	\$113,538.26	11/24/2020	\$0.00
2019	\$116,213.91	\$0.00	\$116,213.91	11/18/2019	\$0.00
2018	\$118,290.94	\$0.00	\$118,290.94	11/19/2018	\$0.00
2017	\$126,503.33	\$0.00	\$126,503.33	11/20/2017	\$0.00
2016	\$131,965.89	\$0.00	\$131,965.89	11/21/2016	\$0.00
2015	\$138,796.46	\$0.00	\$138,796.46	12/02/2015	\$0.00
2014	\$108,958.03	\$0.00	\$108,958.03	11/20/2014	\$0.00
2013	\$110,605.29	\$0.00	\$110,605.29	01/06/2014	\$0.00

Terms of Use

Please Read - Do not use this page unless you understand and agree to all of the following:

Abstract- Serial Number: 14-476-0006

Abstract

Serial Number: 14-476-0006

Tax District: 17

Exempt: No

Tax Name & Address for Tax Year
ADDYR: CLINTON CITY CENTER LLC
1178 LEGACY CROSSING BLVD STE 100
CENTERVILLE, UT 84014

Situs Address: 2056 N 2000 WEST
CLINTON 84015

Parcel Dates: 04/24/2012
to

Acres: 0.9

Dedication Plat

Plat: 5142

Parent / Child

Parent 14-463-0006 04/24/2012

Legal Description

ALL OF LOT 6 (DETENTION POND), PARK PLAZA SUBDIVISION-2ND AMENDMENT. CONT. 0.90000 ACRES.

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
Grantor: CLINTON CITY CENTER LLC Grantor: SUNDANCE FAMILY INVESTMENTS LLC Grantee: PARK PLAZA SUBDIVISION-2ND AMENDMENT CLINTON CITY FILED IN OFFICE	PLAT	2657242	5507-520	04/02/2012	04/24/2012 13:08	\$0.00		144630001	
Grantor: CLINTON CITY CENTER LLC Grantee: PARK PLAZA SUBDIVISION 1ST AMENDMENT CLINTON CITY FILED IN OFFICE	PLAT	2508638	4951-445	01/08/2010	01/29/2010 11:47	\$0.00		140010102	
Grantor: CLINTON CITY CENTER LLC Grantee: CLINTON CITY CORPORATION CLINTON CITY CLINTON CITY	QUIT CLAIM DEED	2359766	4519-562	04/14/2008	04/24/2008 13:13	\$1.00		140010100	
Grantor: LOWES HIW INC Grantor: CLINTON CITY CENTER LLC Grantee: TO WHOM IT MAY CONCERN JONES WALDO HOLBROOK & MCDONOU JONES WALDO HOLBROOK & MCDONOU	AGREEMENT	2322284		10/21/2007	11/20/2007 15:07	\$0.00		140010089	2347273, 2670929, 2679396
Grantor: MILLCREEK PARTNERS LLC Grantee: CLINTON CITY CENTER LLC MILLCREEK	WARRANTY DEED	2316130	4396-408	10/24/2007	10/25/2007 09:50	\$10.00	y	140010100	

RETURNED

2316130
BK 4396 PG 408

OCT 25 2007

When Recorded Mail To:
Millcreek Partners, LLC
1412 S. Legend Hills Dr., Ste 327
Clearfield, UT 84015

E 2316130 B 4396 P 408
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/25/2007 09:50 AM
FEE \$10.00 Pgs: 1
DEP RTT REC'D FOR MILLCREEK PARTNE
RS LLC

NW 27 T5N R2W

WARRANTY DEED

Tax ID No. 14-001-0100

Millcreek Partners, LLC, a Utah limited liability company, GRANTOR

Hereby CONVEYS AND WARRANTS TO

Clinton City Center, LLC, a Utah limited liability company, GRANTEE

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations its interest in the following described tract of land in Davis County, State of Utah:


A part of the Northwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the East right of way line of 2000 West Street (SR-108), said point being 1323.79 feet North 0°07'29" East along the Section line and 46.98 feet South 89°52'31" East from the Southwest Corner of said Quarter Section and running thence North 0°07'29" East 142.73 feet; thence South 89°52'31" East 282.96 feet to the West Boundary of Park Side Subdivision in Clinton City, Davis County, Utah; thence South 0°06'00" West 142.73 feet along said West boundary; thence North 89°52'31" West 275.00 feet to the point of beginning. Contains 40,390 Square Feet or 0.927 Acres.

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

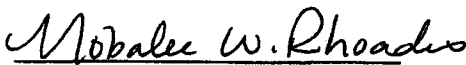
WITNESS, the hand(s) of said Grantor(s), this 24th day of October, 2007.

Millcreek Partners, LLC

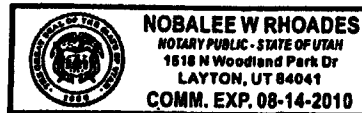

By: Spencer H. Wright
Its: Manager

State of Utah }
 }ss.
County of Davis }

On October 24, 2007, personally appeared before me, Spencer H. Wright, manager of Millcreek Partners, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public

Nobalee W. Rhoades
(Printed Name)



My Commission expires: 8-14-10

Goto Page...

Recorder (../home) / Property Search

Property Search

Davis County Tax Information - Please Read

This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.

 Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

 Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/144760006/20>):

 The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:	2022 ▾
Parcel	
Serial Number:	144760006
Tax District:	0017
Legal Description:	ALL OF LOT 6 (DETENTION POND), PARK PLAZA SUBDIVISION-2ND AMENDMENT. CONT. 0.90000 ACRES.
SITUS Address:	2056 N 2000 WEST CLINTON
Building/Land Values	
Acres:	0.90
Residence Year Built:	0
Residence Square Feet:	0

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	

2022 Tax Statement Recipient:	CLINTON CITY CENTER LLC 1178 LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
--------------------------------------	---

2022 Total Market Value:	\$34,304.00
---------------------------------	-------------

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$346.74	\$0.00	\$346.74	11/28/2022	\$0.00
2021	\$405.85	(\$10.00)	\$395.85	12/13/2021	\$0.00
2020	\$459.45	(\$10.00)	\$449.45	12/08/2020	\$0.00
2019	\$460.04	\$0.00	\$460.04	12/06/2019	\$0.00
2018	\$478.26	(\$10.00)	\$468.26	12/06/2018	\$0.00
2017	\$647.33	\$0.00	\$647.33	12/05/2017	\$0.00
2016	\$675.28	\$0.00	\$675.28	12/05/2016	\$0.00
2015	\$710.24	\$0.00	\$710.24	12/02/2015	\$0.00
2014	\$699.15	\$0.00	\$699.15	12/01/2014	\$0.00
2013	\$709.70	\$0.00	\$709.70	12/03/2013	\$0.00

Terms of Use

Please Read - Do not use this page unless you understand and agree to all of the following:

9
RECORDATION REQUESTED BY:
America West Bank
Layton Office
476 W. Heritage Park Blvd., Suite #100
Layton, UT 84041

2301657
BK 4355 PG 1646

WHEN RECORDED MAIL TO:
America West Bank
Layton Office
476 W. Heritage Park Blvd., Suite #100
Layton, UT 84041

E 2301657 B 4355 P 1646-1654
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/28/2007 3:59:00 PM
FEE \$27.00 Pgs: 9
DEP eCASH REC'D FOR BACKMAN TITLE SERVICES

SEND TAX NOTICES TO:
Michael Glenn Phillips
3156 West 9230 South
West Jordan, UT 84088

6-025313
SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated July 20, 2007, among Michael Glenn Phillips, whose address is 3156 West 9230 South, West Jordan, UT 84088 ("Trustor"); America West Bank, whose address is Layton Office, 476 W. Heritage Park Blvd., Suite #100, Layton, UT 84041 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and America West Bank, whose address is 476 W. Heritage Park Blvd., Suite #100, Layton, UT 84041 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants and conveys to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Weber County, State of Utah:

See Exhibit A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 2056 North 2000 West, Clinton, UT 84015. The Real Property tax identification number is ~~XXXXXXXX~~ 14-001-0100

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property. The following provisions relate to the use of the Property or to other limitations on the Property. This instrument is a Trust Deed executed in conformity with the Utah Trust Deed Act, UCA 57-1-19, et seq.

Duty to Maintain. Trustor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Trustor represents and warrants to Lender that: (1) During the period of Trustor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Trustor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Trustor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Trustor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Trustor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Trustor or to any other person. The representations and warranties contained herein are based on Trustor's due diligence in investigating the Property for

Abstract- Serial Number: 14-479-0008

Abstract	
Serial Number:	14-479-0008
Tax District:	17
Exempt:	No
Tax Name & Address for Tax Year ADDYR:	CLINTON CITY CENTER LLC 1178 WEST LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
Situs Address:	1868 W 1800 NORTH CLINTON 84015
Parcel Dates:	09/10/2012 to
Acres:	0.765

Dedication Plat	
Plat:	5186

Parent / Child	
Parent	14-476-0003 09/10/2012

Legal Description
ALL OF LOT 8, PARK PLAZA SUBDIVISION-3RD AMENDMENT. CONT. 0.76500 ACRES.

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
LENDER RECORDING SERVICES LENDER RECORDING SERVICES Grantor: STANDARD INSURANCE COMPANY , Grantor: LIBERTY MUTUAL INSURANCE COMPANY, Grantor: LINCOLN NATIONAL LIFE INSURANCE COMPANY Grantor: BANNER BANK Grantor: BANNER LIFE INSURANCE COMPANY Grantor: STANCORP MORTGAGE INVESTORS LLC Grantee: CLINTON CITY CENTER LLC, Grantor: LIBERTY MUTUAL FIRE INSURANCE COMPANY Grantor: PEERLESS INSURANCE COMPANY Grantor: EMPLOYERS INSURANCE COMPANY OF WAUSAU Grantor: OHIO CASUALTY INSURANCE COMPANY Grantor: SAFECO INSURANCE COMPANY OF AMERICA	SUBSTITUTIO N OF TRUSTEE & R ECONVEYANC E	3465374	7973-202	02/09/2022	03/24/2022 09:59	\$0.00		144790009	2863289
Grantor: CLINTON CITY CENTER LLC, Grantor: CLINTON CITY Grantee: TO WHOM IT MAY CONCERN CLINTON CITY CENTER LLC CLINTON CITY CENTER LLC	AGREEMENT	3086005	6987-772	03/23/2018	04/05/2018 15:53	\$0.00		144760001	

Recording Requested by:
First American Title Insurance Agency, LLC
1755 East 1450 South, Suite 110
Clearfield, UT 84015
(801) 525-9511

E 2302602 B 4358 P 270-271
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/31/2007 8:53:00 AM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

When Recorded Mail To:
Clinton City Center, LLC
1412 S. Legend Hills Dr., Ste 327
Clearfield, UT 84015

WARRANTY DEED

Accom JLP 832

Tax ID No. 14-418-0001

Millcreek Partners, LLC, a Utah limited liability company, GRANTOR

Hereby CONVEYS AND WARRANTS TO

Clinton City Center, LLC, a Utah limited liability company, GRANTEE

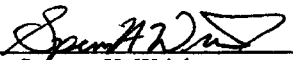
for the sum of (\$10.00) Ten Dollars and other good and valuable considerations its undivided 13.35% interest in the following described tract of land in Davis County, State of Utah:

Lot 1, CLINTON CITY CENTER PLAT, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.


SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

WITNESS, the hand(s) of said Grantor(s), this 28th day of August, 2007.

Millcreek Partners, LLC


By: Spencer H. Wright
Its: Manager

Clinton City Center, LLC


By: Spencer H. Wright
Its: Manager

State of Utah)
) ss.
County of Davis)

On August 30th, 2007, personally appeared before me, Spencer H. Wright, manager of Millcreek Partners, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Janet L. Pickart
Notary Public
Janet L. Pickart
(Printed Name)

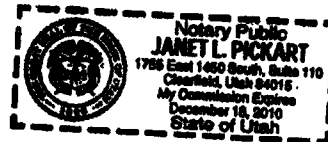


My Commission expires: 12-18-2010

STATE OF UT)
) Ss.
COUNTY OF DAVIS)

On August 30th, 2007, personally appeared before me, Spencer H. Wright, manager of Clinton City Center, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Janet L. Pickart
Notary Public
Janet L. Pickart
(Printed Name)



My Commission expires: 12-18-2010



Goto Page...

Recorder (../home) / Property Search

Property Search

Davis County Tax Information - Please Read

This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.

Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/144790008/20>).

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:	2022 ▾
Parcel	
Serial Number:	144790008
Tax District:	0017
Legal Description:	ALL OF LOT 8, PARK PLAZA SUBDIVISION-3RD AMENDMENT. CONT. 0.76500 ACRES.
SITUS Address:	1868 W 1800 NORTH CLINTON
Building/Land Values	
Acres:	0.77
Residence Year Built:	2009
Residence Square Feet:	0

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2022 Tax Statement Recipient:	CLINTON CITY CENTER LLC ATTN: TAX DEPT 1325 NORTH ANAHEIM BLVD C/O CARL KARCHER ENTERPRISES INC ANAHEIM, CA 92801
2022 Total Market Value:	\$975,219.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$9,857.51	\$0.00	\$9,857.51	10/18/2022	\$0.00
2021	\$11,900.52	\$0.00	\$11,900.52	11/09/2021	\$0.00
2020	\$12,455.41	\$0.00	\$12,455.41	11/09/2020	\$0.00
2019	\$12,748.94	\$0.00	\$12,748.94	10/24/2019	\$0.00
2018	\$12,973.84	\$0.00	\$12,973.84	11/08/2018	\$0.00
2017	\$12,650.20	\$0.00	\$12,650.20	11/28/2017	\$0.00
2016	\$11,755.95	\$0.00	\$11,755.95	11/15/2016	\$0.00
2015	\$12,364.44	\$0.00	\$12,364.44	11/20/2015	\$0.00
2014	\$12,171.49	\$0.00	\$12,171.49	11/24/2014	\$0.00
2013	\$12,232.50	\$0.00	\$12,232.50	11/25/2013	\$0.00

Terms of Use

Please Read - Do not use this page unless you understand and agree to all of the following:

Abstract- Serial Number: 14-479-0010

Abstract

Serial Number: 14-479-0010
 Tax District: 17
 Exempt: No
 Tax Name & Address for Tax Year ADDYR: CLINTON CITY CENTER LLC
 1178 LEGACY CROSSING BLVD STE 100
 CENTERVILLE, UT 84014
 Situs Address: 1906 W 1800 NORTH
 CLINTON 84015
 Parcel Dates: 09/10/2012
 to
 Acres: 1.044

Dedication Plat

Plat: 5186

Parent / Child

Parent 14-476-0003 09/10/2012

Legal Description

ALL OF LOT 10, PARK PLAZA SUBDIVISION-3RD AMENDMENT. CONT. 1.04400 ACRES.

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
BANK OF AMERICAN FORK BANK OF AMERICAN FORK Grantor: ALTABANK, Grantee: MILLCREEK PARTNERS LLC, Grantee: CLINTON CITY CENTER LLC,	RECONVEYAN CE	3481369	8025-764	06/07/2022	06/07/2022 13:17	\$0.00		117770108	3180373
BANK OF AMERICAN FORK BANK OF AMERICAN FORK Grantor: ALTABANK, Grantee: CLINTON CITY CENTER LLC,	RECONVEYAN CE	3481308	8025-451	06/07/2022	06/07/2022 10:36	\$0.00		144790011	3000552
BANK OF AMERICAN FORK BANK OF AMERICAN FORK Grantor: BANK OF AMERICAN FORK, Grantee: CLINTON CITY CENTER LLC,	PARTIAL REC ONVEYANCE	3181058	7329-181 8	08/20/2019	08/20/2019 15:52	\$0.00		144790011	3000552
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: MILLCREEK PARTNERS LLC, Grantor: CLINTON CITY CENTER LLC, Grantee: BANK OF AMERICAN FORK,	TRUST DEED	3180373	7327-196 4	08/15/2019	08/16/2019 15:06	\$2,117,500.00		117770108	3481369
Grantor: CLINTON CITY CENTER LLC Grantor: BANK OF	MODIFICATIO N AGREEMENT	3124357	7126-438	10/22/2018	10/23/2018 12:03	\$0.00		144790011	3000552



Goto Page... ▼

Recorder (../home) / Property Search

Property Search

Davis County Tax Information - Please Read

This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.

Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/144790010/20>).

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:

Parcel

Serial Number: 144790010

Tax District: 0017

Legal Description: ALL OF LOT 10, PARK PLAZA SUBDIVISION-3RD AMENDMENT. CONT. 1.04400 ACRES.

SITUS Address: 1906 W 1800 NORTH
CLINTON

Building/Land Values

Acres: 1.04

Residence Year Built: 1985

Residence Square Feet: 0

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2022 Tax Statement Recipient:	CLINTON CITY CENTER LLC 1178 LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
2022 Total Market Value:	\$1,241,706.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$12,551.16	\$0.00	\$12,551.16	11/28/2022	\$0.00
2021	\$15,124.36	(\$149.75)	\$14,974.61	12/13/2021	\$0.00
2020	\$15,171.82	(\$150.22)	\$15,021.60	12/08/2020	\$0.00
2019	\$15,375.60	\$0.00	\$15,375.60	12/06/2019	\$0.00
2018	\$15,806.90	(\$156.50)	\$15,650.40	12/06/2018	\$0.00
2017	\$8,921.72	\$0.00	\$8,921.72	12/05/2017	\$0.00
2016	\$9,306.97	\$0.00	\$9,306.97	12/05/2016	\$0.00
2015	\$9,788.70	\$0.00	\$9,788.70	12/02/2015	\$0.00
2014	\$9,635.94	\$0.00	\$9,635.94	12/01/2014	\$0.00
2013	\$9,781.33	\$0.00	\$9,781.33	12/03/2013	\$0.00

Terms of Use

Please Read - Do not use this page unless you understand and agree to all of the following:

Abstract- Serial Number: 14-386-0001

Abstract

Serial Number: 14-386-0001
 Tax District: 17
 Exempt: No
 Tax Name & Address for Tax Year ADDYR: IC1 CLINTON PINES LLC
 ATTN: KEITH R ANDERSON
 HOLLADAY, UT 84117
 Situs Address: 1917 W 1800 NORTH
 CLINTON 84015
 Parcel Dates: 09/16/2004
 to
 Acres: 3.26

Dedication Plat

Plat: 4102

Parent / Child

Parent 14-003-0007
 Parent 14-003-0008
 Parent 14-003-0093
 Parent 14-348-0004

Legal Description

ALL OF LOT 1, CLINTON PINES SUB PHASE 3. CONT 3.26 ACRES

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
OLD REPUBLIC NATL TITLE INS CO OLD REPUBLIC NATL TITLE INS CO Grantor: TIAA FSB, Grantor: STARBUCKS CORPORATION, Grantor: IC1 CLINTON PINES LLC Grantee: TO WHOM IT MAY CONCERN,	AGREEMENT	3498499	8094-286	09/07/2022	09/16/2022 10:52	\$0.00		144090012	3483148
OLD REPUBLIC NATL TITLE INS CO OLD REPUBLIC NATL TITLE INS CO Grantor: T-MOBILE WEST LLC, Grantor: IC1 CLINTON PINES LLC, Grantor: TIAA FSB Grantee: TO WHOM IT MAY CONCERN,	AGREEMENT	3490504	8061-568	07/19/2022	08/01/2022 13:26	\$0.00		144090012	
OLD REPUBLIC NATL TITLE INS CO OLD REPUBLIC NATL TITLE INS CO Grantor: NATIONAL VISION INC, Grantor: IC1 CLINTON PINES LLC, Grantor: TIAA FSB Grantee: TO WHOM IT MAY CONCERN,	AGREEMENT	3490503	8061-558	07/19/2022	08/01/2022 13:26	\$0.00		144090012	

<p>OLD REPUBLIC NATL TITLE INS CO OLD REPUBLIC NATL TITLE INS CO Grantor: TIAA FSB, Grantor: BANK OF AMERICA NATIONAL ASSOCIATION, Grantor: CLINTON PINES L L C Grantee: TO WHOM IT MAY CONCERN,</p>	AGREEMENT	3490502	8061-549	06/28/2022	08/01/2022 13:26	\$0.00		144090012	3483148
<p>FIRST AMERICAN TITLE-NCS FIRST AMERICAN TITLE-NCS Grantor: BGO US MORTGAGES INC, Grantor: FIRST AMERICAN TITLE INSURANCE COMPANY, Grantee: CLINTON PINES L L C ,</p>	RECONVEYAN CE	3489593	8058-757	07/27/2022	07/27/2022 11:15	\$0.00		144090011	2131569, 2237338, 2870411
<p>Q10 CAPITAL SERVICING Q10 CAPITAL SERVICING Grantor: SUN LIFE ASSURANCE COMPANY OF CANADA, Grantee: CLINTON PINES LLC,</p>	TERMINATION STATEMENT	3484066	8035-124 8	null	06/22/2022 16:15	\$0.00		144090011	2131571
<p>OLD REPUBLIC NATL TITLE INS CO OLD REPUBLIC NATL TITLE INS CO Grantor: IC1 CLINTON PINES LLC, Grantee: TIAA FSB,</p>	ASSIGNMENT	3483149	8032-775	06/15/2022	06/16/2022 14:18	\$0.00		144090010	
<p>OLD REPUBLIC NATL TITLE INS CO OLD REPUBLIC NATL TITLE INS CO Grantor: IC1 CLINTON PINES LLC, Grantee: TIAA FSB,</p>	TRUST DEED	3483148	8032-757	06/15/2022	06/16/2022 14:18	\$6,500,000.00		144090010	3490502, 3498499
<p>STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: TETON INVESTMENT HOLDNGS LLC, Grantor: BELLEAU, WAYNE A Grantee: IC1 CLINTON PINES LLC,</p>	SPECIAL WARRANTY DEED	3483138	8032-704	06/15/2022	06/16/2022 14:02	\$0.00	y	144090010	
<p>STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: CLINTON PINES L L C, Grantee: BELLEAU, WAYNE A Grantee: TETON INVESTMENT HOLDING LLC,</p>	SPECIAL WARRANTY DEED	3483137	8032-701	06/15/2022	06/16/2022 14:02	\$0.00	y	144090010	
<p>STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: CLINTON PINES L L C, Grantor: BANK OF AMERICA NATIONAL ASSOCIATION,</p>	MEMORANDU M OF LEASE *	3451390	7929-153 9	12/14/2021	01/20/2022 15:10	\$0.00		0	

Abstract- Serial Number: 14-602-0001

Abstract

Serial Number: 14-602-0001
 Tax District: 17
 Exempt: No
 Tax Name & Address for Tax Year ADDYR: IC1 CLINTON PINES LLC
 2231 EAST MURRAY HOLLADAY RD #200
 HOLLADAY, UT 84117
 Situs Address: 1819 W 1800 NORTH CLINTON 84015
 1819 W SR 37 CLINTON 84015
 Parcel Dates: 12/08/2022 to
 Acres: 0.6706

Dedication Plat

Plat: 6581

Parent / Child

Parent 14-409-0012 12/08/2022

Legal Description

ALL OF LOT 1, CLINTON PINES PHASE 4 AMENDED SUBDIVISION, CONT. 0.67060 ACRES.

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
CLINTON CITY FILED IN OFFICE Grantor: CLINTON PINES LLC, Grantor: IC1 CLINTON PINES LLC, Grantee: CLINTON PINES PHASE 4 AMENDED SUBDIVISION,	PLAT	3510444	8149-172	09/08/2022	12/08/2022 09:41	\$0.00		144090011	
CSC Grantor: ZIONS FIRST NATIONAL BANK, Grantee: PIZZA PIE CAFE CLINTON L L C,	CONTINUATIO N STATEMENT	3508135	8137-804	null	11/18/2022 15:25	\$0.00		144090011	2731705
OLD REPUBLIC NATL TITLE INS CO Grantor: TIAA FSB, Grantor: STARBUCKS CORPORATION, Grantor: IC1 CLINTON PINES LLC Grantee: TO WHOM IT MAY CONCERN,	AGREEMENT	3498499	8094-286	09/07/2022	09/16/2022 10:52	\$0.00		143860001	3483148
OLD REPUBLIC NATL TITLE INS CO Grantor: T-MOBILE WEST LLC, Grantor: IC1 CLINTON PINES LLC, Grantor: TIAA FSB Grantee: TO WHOM IT MAY CONCERN,	AGREEMENT	3490504	8061-568	07/19/2022	08/01/2022 13:26	\$0.00		143860001	

<p>OLD REPUBLIC NATL TITLE INS CO OLD REPUBLIC NATL TITLE INS CO Grantor: NATIONAL VISION INC, Grantor: IC1 CLINTON PINES LLC, Grantor: TIAA FSB Grantee: TO WHOM IT MAY CONCERN,</p>	AGREEMENT	3490503	8061-558	07/19/2022	08/01/2022 13:26	\$0.00	143860001	
<p>OLD REPUBLIC NATL TITLE INS CO OLD REPUBLIC NATL TITLE INS CO Grantor: TIAA FSB, Grantor: BANK OF AMERICA NATIONAL ASSOCIATION, Grantor: CLINTON PINES L L C Grantee: TO WHOM IT MAY CONCERN,</p>	AGREEMENT	3490502	8061-549	06/28/2022	08/01/2022 13:26	\$0.00	143860001	3483148
<p>FIRST AMERICAN TITLE-NCS FIRST AMERICAN TITLE-NCS Grantor: BGO US MORTGAGES INC, Grantor: FIRST AMERICAN TITLE INSURANCE COMPANY, Grantee: CLINTON PINES L L C ,</p>	RECONVEYAN CE	3489593	8058-757	07/27/2022	07/27/2022 11:15	\$0.00	143860001	2131569, 2237338, 2870411
<p>Q10 CAPITAL SERVICING Q10 CAPITAL SERVICING Grantor: SUN LIFE ASSURANCE COMPANY OF CANADA, Grantee: CLINTON PINES LLC,</p>	TERMINATION STATEMENT	3484066	8035-124 8	null	06/22/2022 16:15	\$0.00	143860001	2131571
<p>OLD REPUBLIC NATL TITLE INS CO OLD REPUBLIC NATL TITLE INS CO Grantor: IC1 CLINTON PINES LLC, Grantee: TIAA FSB,</p>	ASSIGNMENT	3483149	8032-775	06/15/2022	06/16/2022 14:18	\$0.00	143860001	
<p>OLD REPUBLIC NATL TITLE INS CO OLD REPUBLIC NATL TITLE INS CO Grantor: IC1 CLINTON PINES LLC, Grantee: TIAA FSB,</p>	TRUST DEED	3483148	8032-757	06/15/2022	06/16/2022 14:18	\$6,500,000.00	143860001	3490502, 3498499
<p>STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: TETON INVESTMENT HOLDNGS LLC, Grantor: BELLEAU, WAYNE A Grantee: IC1 CLINTON PINES LLC,</p>	SPECIAL WARRANTY DEED	3483138	8032-704	06/15/2022	06/16/2022 14:02	\$0.00	y 143860001	
<p>STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: CLINTON PINES L L C, Grantee: BELLEAU,</p>	SPECIAL WARRANTY DEED	3483137	8032-701	06/15/2022	06/16/2022 14:02	\$0.00	143860001	

3483138
BK 8032 PG 704

E 3483138 B 8032 P 704-708
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/16/2022 2:02:00 PM
FEE \$40.00 Pgs: 5
DEP eCASH REC'D FOR STEWART TITLE INS AGEI

WHEN RECORDED, RETURN TO:

IC1 CLINTON PINES, LLC
2231 E. Murray Holladay Road, #200
Holladay, Utah 84117
Attn: Keith R. Anderson

SPECIAL WARRANTY DEED

For good and valuable consideration, TETON INVESTMENT HOLDING, LLC, a Utah limited liability company (as to a 50% undivided interest), located and having a mailing address at 1178 W. Legacy Crossing Blvd., #100, Centerville, Utah 84014, and WAYNE A. BELLEAU, an individual (as to a 50% undivided interest), located and having a mailing address at 456 Hampton Court Lane 100, Fruit Heights, Utah 84037 (collectively, "Grantor"), hereby CONVEYS AND WARRANTS against those claiming by, through or under said Grantor, but not otherwise, to IC1 CLINTON PINES, LLC, a Utah limited liability company (the "Grantee"), located and having a mailing address at 2231 E. Murray Holladay Road, #200, Holladay, Utah 84117, the following described real property in Davis County, State of Utah, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon (the "Property") to-wit:


See Exhibit "A" attached hereto and by this reference made a part hereof.

The Subject Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

Subject to all taxes, assessments, liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record.

[Signature Pages Follow]

GRANTOR:


WAYNE A. BELLEAU, an individual

STATE OF UTAH)
 ss.
COUNTY OF DAVIS)

On this 15 day of June, 2022, personally appeared before the undersigned Notary Public, Wayne A. Belleau, personally known to me (or proven on the basis of satisfactory evidence), and acknowledged that he executed the same.


NOTARY SIGNATURE AND SEAL

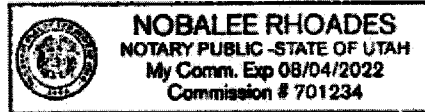


Exhibit "A"
to
Special Warranty Deed

The Property referred to in the foregoing instrument is located Davis County, State of Utah, and is more particularly described as follows:

PARCEL 1:

LOT 1, CLINTON PINES SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, STATE OF UTAH.

PARCEL 1A:

TOGETHER WITH AND SUBJECT TO EASEMENTS AS DESCRIBED IN THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED APRIL 11, 2003, AS ENTRY NO. 1852873, IN BOOK 3267, AT PAGE 917 OF OFFICIAL RECORDS, AND (II) THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CLINTON PINES SUBDIVISION PHASE 1 COMMERCIAL SUBDIVISION RECORDED APRIL 15, 2003, AS ENTRY NO. 1854247, IN BOOK 3269, AT PAGE 692 OF PUBLIC RECORDS, AND (III) THAT CERTAIN PLAT OF CLINTON PINES SUBDIVISION, PHASE 3, CLINTON CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

PARCEL 1B:

TOGETHER WITH AND SUBJECT TO RECIPROCAL EASEMENTS AS DESCRIBED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 21, 2007 AS ENTRY NO. 2245996 IN BOOK 4224 AT PAGE 665 OF PUBLIC RECORDS.

TAX ID NO. 14-386-0001

PARCEL 2:

A PART OF CLINTON PINES PHASE 4 SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AS RECORDED IN THE DAVIS COUNTY RECORDS AS ENTRY NUMBER 2140386 IN BOOK 3958 ON PAGE 118, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 1800 NORTH STREET IN CLINTON, UTAH, SAID POINT LIES N89°56'21"E, 785.18 FEET AND S00°00'39"E, 42.00 FEET FROM THE W 1/4 CORNER OF SAID SECTION 27 THENCE N89°56'21"E, 156.02 FEET; THENCE S00°18'12"E, 185.75 FEET; THENCE S89°17'30"W, 156.82 FEET; THENCE N00°00'01"E, 187.52 FEET TO THE POINT OF BEGINNING,

PARCEL 2A:

TOGETHER WITH AND SUBJECT TO EASEMENTS AS DESCRIBED IN THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED APRIL 11, 2003, AS ENTRY NO. 1852873, IN BOOK 3267, AT PAGE 917 OF PUBLIC RECORDS.

Part of TAX ID NO. 14-409-0010



3483138
BK 8032 PG 708

COMMUNITY DEVELOPMENT

**2267 North 1500 West
Clinton City, UT 84015**

Phone: (801) 614-0740

Fax: (801) 614-0752

June 1, 2022

Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd, Suite 100
Centerville, Utah 84014

RE: Letter of Authorization for Sale of Property by Meets and Bounds

Mr. Wright:

This letter of authorization acknowledges the sale of a portion of property by meets and bounds located at approximately 1803 West 1800 North in Clinton, Utah (Parcel No. 14-409-0010). An amended plat application has been received and will be required to be recorded prior to any additional development of the property and before any building permits can be issued.

If you have any questions or require additional information regarding this matter, please contact me at 801-614-0740 or via email at pmatson@clintoncity.com.

Sincerely,

Peter Matson

Peter Matson, AICP
Community Development Director



Goto Page...



Recorder (../home) / Property Search

Property Search

Davis County Tax Information - Please Read

This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.

Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/143860001/20>).

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:

Parcel

Serial Number: 143860001

Tax District: 0017

Legal Description: ALL OF LOT 1, CLINTON PINES SUB PHASE 3. CONT 3.26 ACRES

SITUS Address: 1917 W 1800 NORTH
CLINTON

Building/Land Values

Acres: 3.26

Residence Year Built: 2005

Residence Square Feet: 0

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2022 Tax Statement Recipient:	IC1 CLINTON PINES LLC ATTN: KEITH R ANDERSON 2231 EAST MURRAY HOLLADAY RD # 200 HOLLADAY, UT 84117
2022 Total Market Value:	\$5,042,555.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$50,970.15	\$0.00	\$50,970.15	11/16/2022	\$0.00
2021	\$60,396.79	\$0.00	\$60,396.79	11/16/2021	\$0.00
2020	\$62,590.01	\$0.00	\$62,590.01	10/23/2020	\$0.00
2019	\$64,065.00	\$0.00	\$64,065.00	11/12/2019	\$0.00
2018	\$71,731.01	\$0.00	\$71,731.01	11/08/2018	\$0.00
2017	\$61,254.93	\$0.00	\$61,254.93	10/30/2017	\$0.00
2016	\$59,627.12	\$0.00	\$59,627.12	11/02/2016	\$0.00
2015	\$62,713.43	\$0.00	\$62,713.43	11/16/2015	\$0.00
2014	\$61,734.74	\$0.00	\$61,734.74	11/12/2014	\$0.00
2013	\$62,045.75	\$0.00	\$62,045.75	11/18/2013	\$0.00
2012	\$63,376.00	\$0.00	\$63,376.00	11/13/2012	\$0.00

3483148
BK 8032 PG 757

E 3483148 B 8032 P 757-774
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/16/2022 2:18:00 PM
FEE \$40.00 Pgs: 18
DEP eCASH REC'D FOR OLD REPUBLIC NATL TI

PREPARED BY, AND AFTER RECORDING
RETURN TO:

TIAA, FSB
Commercial Loan Operations
301 W. Bay Street, Floor #28
Jacksonville, FL 32202
Attn: Cheryl Camara

Tax Parcel Number(s): 14-386-0001 and 14-409-0010 (part of)
1265942FA

Space Above for Recorder's Use

**DEED OF TRUST,
ASSIGNMENT OF RENTS
AND SECURITY AGREEMENT
(UTAH)**

I. THIS DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (this "Instrument") is dated as of June 16, 2022, and is given by IC1 CLINTON PINES, LLC, a Utah limited liability company, whose address is 2231 E. Murray Holladay Road, Ste. 200, Holladay, UT 84117, as grantor ("Borrower"), to FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation, as trustee ("Trustee"), for the benefit of TIAA, FSB, whose address is Commercial Loan Operations, 301 W. Bay Street, Floor #28, Jacksonville, FL 32202, as beneficiary ("Lender"). IC1 CLINTON PINES, LLC's organizational identification number is 12764667.

II. Borrower in consideration of the Indebtedness and the trust created by this Instrument, irrevocably grants, assigns, conveys and warrants to Trustee, in trust, with power of sale, the Mortgaged Property, including the Land located in Davis County, State of Utah and described in Exhibit "A" attached to this Instrument.

III. TO SECURE TO LENDER the repayment of the Indebtedness evidenced by Borrower's Promissory Note payable to Lender, dated as of the date of this Instrument, and maturing on the earlier of (i) July 1, 2032, and (ii) the date on which the unpaid principal balance of the Note becomes due and payable by acceleration or otherwise pursuant to the Loan Documents or the exercise by Lender of any right or remedy under any Loan Document (the "Maturity Date"), in the principal amount of SIX MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (US \$6,500,000.00), and all renewals, extensions and modifications of the Indebtedness, and the performance of the covenants and agreements of Borrower contained in the Loan Documents (other than the Environmental Indemnity and any guaranty).

IV. Borrower states that Borrower is lawfully seized of the Mortgaged Property and has the right, power and authority to grant, convey and assign the Mortgaged Property, and that the Mortgaged Property is

Abstract- Serial Number: 14-602-0002

Abstract

Serial Number: 14-602-0002

Tax District: 17

Exempt: No

Tax Name & Address for Tax Year ADDYR: CLINTON PINES LLC
1178 WEST LEGACY CROSSING BLVD STE 100
CENTERVILLE, UT 84014

Situs Address: 1803 W 1800 NORTH CLINTON 84015
1803 W SR 37 CLINTON 84015

Parcel Dates: 12/08/2022 to

Acres: 5.3057

Dedication Plat

Plat: 6581

Parent / Child

Parent 14-409-0011 12/08/2022

Legal Description

ALL OF LOT 2, CLINTON PINES PHASE 4 AMENDED SUBDIVISION. CONT. 5.30570 ACRES.

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
CLINTON CITY FILED IN OFFICE Grantor: CLINTON PINES LLC, Grantor: IC1 CLINTON PINES LLC, Grantee: CLINTON PINES PHASE 4 AMENDED SUBDIVISION,	PLAT	3510444	8149-172	09/08/2022	12/08/2022 09:41	\$0.00		144090011	
CSC CSC Grantor: ZIONS FIRST NATIONAL BANK, Grantee: PIZZA PIE CAFE CLINTON L L C,	CONTINUATIO N STATEMENT	3508135	8137-804	null	11/18/2022 15:25	\$0.00		144090011	2731705
FIRST AMERICAN TITLE-NCS FIRST AMERICAN TITLE-NCS Grantor: BGO US MORTGAGES INC, Grantor: FIRST AMERICAN TITLE INSURANCE COMPANY, Grantee: CLINTON PINES L L C,	RECONVEYAN CE	3489593	8058-757	07/27/2022	07/27/2022 11:15	\$0.00		143860001	2131569, 2237338, 2870411
Q10 CAPITAL SERVICING Q10 CAPITAL SERVICING Grantor: SUN LIFE ASSURANCE COMPANY OF CANADA, Grantee: CLINTON PINES LLC,	TERMINATION STATEMENT	3484066	8035-124 8	null	06/22/2022 16:15	\$0.00		143860001	2131571

E 2091339 B 3835 P 1084-1086
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/26/2005 01:46 PM
FEE \$16.00 Pgs: 3
DEP RT REC'D FOR FIRST AMERICAN TI
TLE

Recording Requested by:
First American Title Insurance Agency, LLC
579 West Heritage Park Blvd., Suite 101
Layton, UT 84041
(801) 779-2440

AFTER RECORDING RETURN TO:
Wayne A. Belleau
1412 South Legend Hills Dr. #316
Clearfield, Utah 84015

SW 27 5N - 2W

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **330-4498011** (jlp)
A.P.N.: **14-003-0011** - **14-003-0094**
14-003-0010

Wayne A. Belleau and Gary M. Wright and Teton Investment Holding, L.P. who inadvertently took title as Teton Investments, L.P., Grantor, of Clearfield, Davis County, State of Utah, hereby CONVEY AND WARRANT to

Clinton Pines, L.L.C. a Utah Limited Liability Company, Grantee, of Clinton, Davis County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Davis County, State of Utah:

A part of the Southwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the South right of way line of 1800 North Street, said point also being a corner of Lot 6, CLINTON PINES SUBDIVISION PHASE IV, in Clinton City, Davis County, Utah; which is 785.18 feet North 89°59'21" East along the Quarter Section Line and 42.00 feet South 0°00'39" East from the Northwest Corner of said Quarter Section; running thence North 89°59'21" East 538.17 feet along said South right of way line to the Northwest Corner of Clinton Subdivision No. 1 in Clinton City, Davis County Utah; thence South 371.74 feet along the West boundary line of said Clinton Subdivision No. 1 to the Southwest Corner of said Clinton Subdivision No. 1; thence North 86°25'35" West 1.03 feet; thence South 0°06'50" West 112.33 feet to the Northwest Corner of said Lot 6; thence two (2) courses along the North and East boundary line of said Lot 6 as follows: South 89°59'55" West 536.92 feet and North 483.92 feet to the point of beginning.

****SEE ATTACHED SHEET FOR REMAINDER OF LEGAL DESCRIPTION.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2004** and thereafter.

Witness, the hand(s) of said Grantor(s), this **July 19, 2005**.

Wayne A. Belleau
Wayne A. Belleau

Gary M. Wright
Gary M. Wright

Teton Investment Holding, L.P.

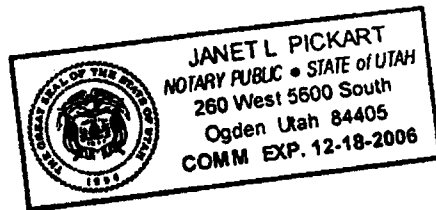
Gary M. Wright
Gary M. Wright, Operating Manager

STATE OF Utah)
COUNTY OF Davis)ss.

On July 26th, 2005, personally appeared before me, Wayne A. Belleau and Gary M. Wright, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Janet L. Pickart
Notary Public
(Printed Name) Janet L. Pickart
My Commission expires: 12-18-2006

{Seal or Stamp}



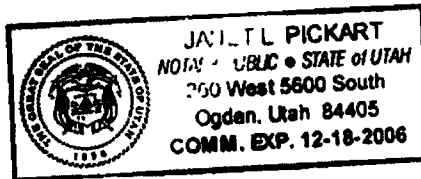
STATE OF UT)
County of Davis)ss.

On July 26th 2005, before me, the undersigned Notary Public, personally appeared **Gary M. Wright, Operating Manager for Teton Investment Holding, L.P.**, personally known to me (or proved 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 to 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.

WITNESS my hand and official seal.

My Commission Expires:
12-18-2006

Janet L. Pickart
Notary Public



Beginning at a point on the South line of a road 885 feet East and 36.5 feet South from the Northwest corner of the Southwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Meridian, thence East 107.5 feet, thence South 122.5 feet, thence West 107.5 feet; thence North 122.5 feet to the point of beginning.

14-003-0010

04-003-0011
04 003-0010
14-003-0094



Goto Page...

Recorder (../home) / Property Search

Property Search

Davis County Tax Information - Please Read

This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.

Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/144090010/20>).

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:

2022 ▾

Parcel

Serial Number:

144090010

Tax District:

0017

Legal Description:

ALL OF LOT 10, CLINTON PINES SUBDIVISION PHASE 4. CONT. 5.908 ACRES.

SITUS Address:

1803 W 1800 NORTH
CLINTON

Building/Land Values

Acres:

5.91

Residence Year Built:

2006

Residence Square Feet:

4318

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2022 Tax Statement Recipient:	CLINTON PINES LLC 1178 LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
2022 Total Market Value:	\$8,432,346.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$85,234.15	\$0.00	\$85,234.15	11/28/2022	\$0.00
2021	\$101,565.57	\$0.00	\$101,565.57	11/16/2021	\$0.00
2020	\$105,276.38	\$0.00	\$105,276.38	10/23/2020	\$0.00
2019	\$97,917.18	\$0.00	\$97,917.18	11/13/2019	\$0.00
2018	\$94,921.14	\$0.00	\$94,921.14	11/08/2018	\$0.00
2017	\$90,582.09	\$0.00	\$90,582.09	10/30/2017	\$0.00
2016	\$94,493.53	\$0.00	\$94,493.53	11/02/2016	\$0.00
2015	\$99,384.53	\$0.00	\$99,384.53	11/16/2015	\$0.00
2014	\$97,833.56	\$0.00	\$97,833.56	11/12/2014	\$0.00
2013	\$98,326.95	\$0.00	\$98,326.95	11/18/2013	\$0.00
2012	\$101,439.41	(\$1,004.35)	\$100,435.06	12/12/2012	\$0.00

Terms of Use