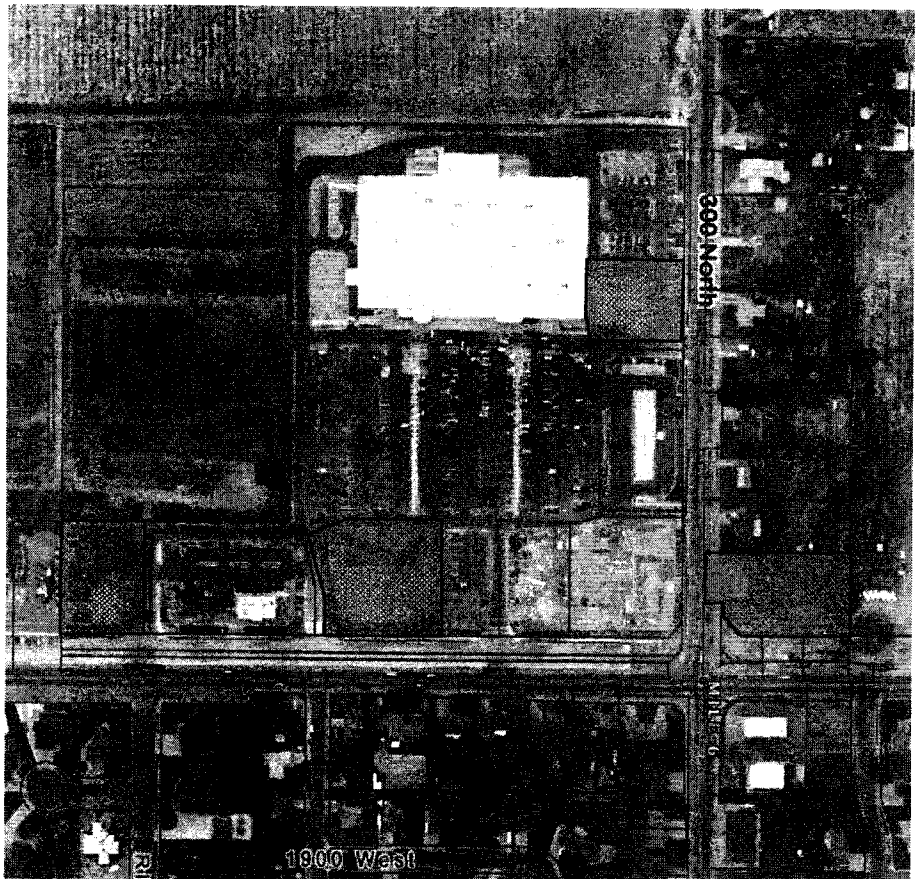


2 The Pointe Retail  
 300 North 2000 West  
 West Point

Property Owner	Parcel ID	Acres	Tenant
POINTE LLC	128310002	0.664	Parking/Vacant Café Rio
POINTE LLC	128310005	1.205	Marcos's Pizza Great Clips ReJUVU Day Spa Splash
POINTE LLC	128310007	0.795	Medical
WRIGHT, GARY M & DENISE - TRUSTEES	140550273	0.523	Vacant
WRIGHT, GARY M - TRUSTEE	<del>140550273</del>	0.42	SF Home
		3.607	



Abstract- Serial Number: 12-831-0002

**Abstract**

Serial Number: 12-831-0002  
 Tax District: 163  
 Exempt: No  
 Tax Name & Address for Tax Year ADDYR: POINTE LLC  
 ATTN: JUSTIN ATWATER  
 CENTERVILLE, UT 84014  
 Situs Address: 279 N 2000 WEST  
 WEST POINT 84015  
 Parcel Dates: 08/04/2015  
 to  
 Acres: 0.664

**Dedication Plat**

Plat: 5560

**Parent / Child**

Parent 12-033-0054 08/04/2015  
 Parent 12-033-0058 08/04/2015

**Legal Description**

ALL OF LOT 2, POINT, THE. CONT. 0.66400 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: BELLEAU, WAYNE A Grantee: TETON INVESTMENT HOLDING LLC, FKA Grantee: TETON INVESTMENT HOLDING L P Grantee: BELLEAU, WAYNE Grantee: POINTE LLC Grantee: CLINTON CITY CENTER LLC	RECONVEYANCE	3481318	8025-501	06/07/2022	06/07/2022 11:11	\$0.00		90450017	2895847
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: STEWART TITLE OF UTAH INC, Grantee: BELLEAU, WAYNE A AKA Grantee: BELLEAU, WAYNE Grantee: TETON INVESTMENT HOLDING LLC Grantee: POINTE LLC Grantee: CLINTON CITY CENTER LLC	PARTIAL RECONVEYANCE	3458442	7951-976	02/22/2022	02/22/2022 11:39	\$0.00		0	2895847
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: WELLS FARGO	AGREEMENT	3457943	7949-146 1	02/15/2022	02/17/2022 16:35	\$0.00		0	

BANK N A,  
Grantor: SUNWEST BANK

Grantor: POINTE LLC  
Grantee: TO WHOM IT  
MAY CONCERN,

STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: POINTE LLC, Grantee: SUNWEST BANK,	FINANCE STATEMENT	3425998	7861-272 7	null	10/08/2021 16:34	\$0.00	0	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: POINTE LLC, Grantee: SUNWEST BANK,	AGREEMENT	3425997	7861-271 5	10/08/2021	10/08/2021 16:34	\$0.00	0	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: POINTE LLC, Grantee: SUNWEST BANK,	TRUST DEED	3425996	7861-269 4	10/08/2021	10/08/2021 16:34	\$1,700,000.00	0	
NORTH DAVIS FIRE DISTRICT FILED IN OFFICE Grantor: NORTH DAVIS FIRE DISTRICT, Grantee: CLEARFIELD CITY, Grantee: WEST POINT CITY, Grantee: SUNSET CITY	CERTIFICATE	3163714	7276-184	05/20/2019	06/04/2019 09:58	\$0.00	90150002	3226632
Grantor: POINTE LLC Grantor: TETON INVESTMENT HOLDING LLC Grantor: BANK OF AMERICAN FORK Grantee: TO WHOM IT MAY CONCERN STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: BELLEAU, WAYNE Grantor: BELLEAU, WAYNE A AKA	MODIFICATIO N AGREEMENT	3124356	7126-433	10/22/2018	10/23/2018 12:03	\$6,590,500.00	90450017	2895847
Grantor: BANK OF AMERICAN FORK Grantee: TETON INVESTMENT HOLDING LP Grantee: MILLCREEK PARTNERS LLC STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT	RECONVEYAN CE	2896422	6363-89	09/29/2015	10/01/2015 10:03	\$0.00	128310001	2720612
Grantor: BELLEAU, WAYNE AKA Grantor: BELLEAU, WAYNE A Grantor: TETON INVESTMENT HOLDING LLC AKA Grantor: POINTE LLC Grantor: CLINTON CITY CENTER LLC Grantee: BANK OF AMERICAN FORK STEWART TITLE	TRUST DEED	2895847	6361-533	09/28/2015	09/29/2015 12:43	\$5,772,250.00	90450017	2935855, 2954203, 3005669, 3038371, 3055124, 3124356, 3240549, 3458442, 3481318, 3492376

WHEN RECORDED, RETURN TO:

GMW DEVELOPMENT, INC.  
1178 W. LEGACY CROSSING BLVD., SUITE 100  
CENTERVILLE, UTAH 84014  
ATTN: JUSTIN ATWATER

Tax Parcel No. 12-033-0058

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Millcreek Partners, LLC ("Grantor"), hereby conveys and warrants against all who claim by, through or under the Grantor, to The Pointe, LLC, a Utah limited liability company ("Grantee") all of Grantors' right, title and interest in the parcel of land located in West Point City, Davis County, State of Utah as more particularly described in Exhibit "A" attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein

WITNESS the hand of said Grantor this 4 day of May 2015.

MILLCREEK PARTNERS, LLC

ACCOMMODATION RECORDING ONLY.  
BONNEVILLE SUPERIOR TITLE COMPANY MAKES NO  
REPRESENTATION AS TO CONDITION OF TITLE,  
NOR DOES IT ASSUME ANY RESPONSIBILITY  
FOR VALIDITY, SUFFICIENCY OR EFFECTS  
OF DOCUMENT

By: [Signature]  
Name: Gary M. Wright  
Its: Manager

STATE OF UTAH                    )  
  
County of Davis                 )

: ss.

On this 4 day of May 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary M. Wright, to me known to be the Manager of Millcreek Partners, LLC, the entity that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:  
Feb 16, 2019

Alexis West

Notary Public in and for the  
State of Utah  
Residing at Fruit Heights, Utah

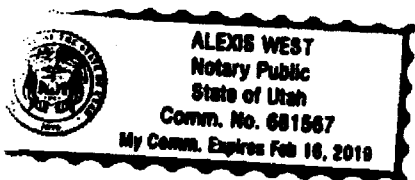



EXHIBIT A  
(Description of Property)

A PART OF THE NORTHEAST QUARTER OF SECTION 4-T4N-R2W, SLB&M: BEGINNING AT A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF 300 NORTH STREET (STATE ROUTE 107) SAID POINT BEING 33.00 FT S 0°09'35" WEST ALONG THE SECTION LINE & 691.00 FT NORTH 89°56'51" WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 0°09'35" WEST 1269.53 FT; THENCE NORTH 89°50'25" WEST 200.00 FT; THENCE N 0°09'35" EAST 1269.15 FT TO SAID EXISTING SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°56'51" EAST 200.00 FT TO THE POB.

TAX LD. #12-033-0058



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/128310002/20>).

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: 128310002

Tax District: 0163

Legal Description: ALL OF LOT 2, POINT, THE. CONT. 0.66400 ACRES.

SITUS Address: 279 N 2000 WEST  
WEST POINT

**Building/Land Values**

Acres: 0.66

Residence Year Built: 2021

Residence Square Feet: 0

**Tax Information**

<b>Delinquency Payoff Amount (for specific future Payoff Date):</b>	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
<b>2022 Tax Statement Recipient:</b>	POINTE LLC ATTN: JUSTIN ATWATER 1178 WEST LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
<b>2022 Total Market Value:</b>	\$1,023,084.00

### 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	\$11,064.42	(\$269.86)	\$10,794.56	03/01/2023	\$0.00
2021	\$2,967.36	(\$29.38)	\$2,937.98	03/08/2023	\$0.00
2020	\$2,807.24	\$0.00	\$2,807.24	12/18/2020	\$0.00
2019	\$3,030.94	\$0.00	\$3,030.94	12/03/2019	\$0.00
2018	\$3,075.10	\$0.00	\$3,075.10	12/03/2018	\$0.00
2017	\$3,109.14	\$0.00	\$3,109.14	12/01/2017	\$0.00
2016	\$3,214.25	\$0.00	\$3,214.25	12/07/2016	\$0.00

#### Terms of Use

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

This website is provided as part of an ongoing effort by Davis County to make government records available to the public. These records are entered as accurately and timely as possible, however, please remember:

3425996  
BK 7861 PG 2694

E 3425996 B 7861 P 2694-2714  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/8/2021 4:34:00 PM  
FEE \$40.00 Pgs: 21  
DEP eCASH REC'D FOR STEWART TITLE INS A

Tax Serial Number:  
12-831-0002

RECORDATION REQUESTED BY:  
SUNWEST BANK  
SALT LAKE CITY BANKING OFFICE  
10011 CENTENNIAL PKW., SUITE 450  
SANDY, UT 84070

WHEN RECORDED MAIL TO:  
SUNWEST BANK  
LOAN SERVICING DEPARTMENT  
5660 E. FRANKLIN ROAD, STE. 301  
NAMPA, ID 83687

SEND TAX NOTICES TO:  
THE POINTE, LLC  
1178 WEST LEGACY CROSSING BLVD, STE 100  
CENTERVILLE, UT 84014

FOR RECORDER'S USE ONLY

1377143

### CONSTRUCTION DEED OF TRUST

THIS DEED OF TRUST is dated September 21, 2021, among THE POINTE, LLC, A UTAH LIMITED LIABILITY COMPANY ("Trustor"); SUNWEST BANK, whose address is SALT LAKE CITY BANKING OFFICE, 10011 CENTENNIAL PKW., SUITE 450, SANDY, UT 84070 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and STEWART TITLE OF UTAH, INC, whose address is 1518 NORTH WOODLAND PARK DRIVE,, LAYTON, UT 84015 (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 DAVIS County, State of Utah:

Parcel 1:



3425998  
 BK 7861 PG 2727

1377143  
 12-831-0002

**UCC FINANCING STATEMENT**  
 FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <b>SUNWEST BANK</b>  <b>10011 CENTENNIAL PKW., SUITE 450</b>  <b>SANDY, UT 84070</b> </div>

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here  and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME <b>THE POINTE, LLC</b>				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS <b>1178 WEST LEGACY CROSSING BLVD, STE 100</b>		CITY <b>CENTERVILLE</b>	STATE <b>UT</b>	POSTAL CODE <b>84014</b>
		COUNTRY <b>USA</b>		

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here  and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
		COUNTRY		

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME <b>SUNWEST BANK</b>				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS <b>10011 CENTENNIAL PKW., SUITE 450</b>		CITY <b>SANDY</b>	STATE <b>UT</b>	POSTAL CODE <b>84070</b>
		COUNTRY <b>USA</b>		

4. COLLATERAL: This financing statement covers the following collateral:

Inventory, fixtures, all of Trustor's present and future right, title and interest in and to all easements, rights, any and all land use entitlements, privileges, improvements, buildings, building materials, fixtures, and appurtenances, to the Subject Property or in any way incident or appertaining to the Subject Property (the "improvements") which shall include, without limitation, all wiring, plumbing and heating fixtures, appliances and equipment for heating, lighting, refrigeration and air conditioning, alarm systems, safety and life support systems, awnings, window coverings, carpeting and other floor coverings, and all other equipment and fixtures now or hereafter installed in or upon the Subject Property by Trustor and used or for use therein, together with all insurance policies, deposits made with governmental or quasi-governmental entities for land use entitlements or otherwise related to the use or development of the real property described herein and all rights to payment of any kind relating to or arising from the ownership and development of the Subject Property, all licenses, permits, approvals, contracts, agreements, plans and specifications and similar documents pertaining to the development, construction, sale, ownership, management, maintenance and operation of the real property referenced herein, or any part thereof, and construction of improvements thereon, and any guaranties, warranties and agreements regarding the quality of construction or other performance and of the quality of workmanship and supplies, equipment and fixtures supplied to, installed on or incorporated into the

(Continued on attached Financing Statement Addendum)

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, Item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailee <input type="checkbox"/> Licensee/Licensee	
8. OPTIONAL FILER REFERENCE DATA:	

Abstract- Serial Number: 12-831-0005

Abstract

Serial Number: 12-831-0005  
 Tax District: 163  
 Exempt: No  
 Tax Name & Address for Tax Year ADDYR: POINTE LLC  
 ATTN: JUSTIN ATWATER  
 CENTERVILLE, UT 84014  
 Situs Address: 185 N 2000 WEST  
 WEST POINT 84015  
 Parcel Dates: 08/04/2015  
 to  
 Acres: 1.205

Dedication Plat

Plat: 5560

Parent / Child

Parent 12-033-0054 08/04/2015

Legal Description

ALL OF LOT 5, POINT, THE. CONT. 1.20500 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: POINTE LLC, Grantee: AMERITAS LIFE INSURANCE CORP.	ASSIGNMENT	3205967	7395-177 1	11/21/2019	11/22/2019 14:15	\$0.00		0	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: POINTE LLC, Grantee: AMERITAS LIFE INSURANCE CORP.	TRUST DEED	3205966	7395-173 8	11/21/2019	11/22/2019 14:15	\$1,850,000.00		0	
GENEVA ROCK PRODUCTS GENEVA ROCK PRODUCTS Grantor: GENEVA ROCK PRODUCTS, Grantee: TACTIC CONSTRUCTION - POINT LLC,	RELEASE OF LIEN	3174648	7310-192 7	07/23/2019	07/23/2019 16:44	\$0.00		0	3165264
GENEVA ROCK PRODUCTS GENEVA ROCK PRODUCTS Grantor: GENEVA ROCK PRODUCTS INC, Grantee: POINTE LLC,	NOTICE OF LIEN	3165264	7281-426	06/10/2019	06/11/2019 11:56	\$1,653.30		0	3174648
NORTH DAVIS FIRE DISTRICT FILED IN OFFICE Grantor: NORTH DAVIS FIRE DISTRICT, Grantee: CLEARFIELD CITY,	CERTIFICATE	3163714	7276-184	05/20/2019	06/04/2019 09:58	\$0.00		90150002	3226632

Grantor: POINTE LLC Grantee: WELLS FARGO BANK NATIONAL ASSOCIATION STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT	TRUST DEED	3111621	7079-131	08/13/2018	08/16/2018 16:38	\$2,000,000.00	0	
Grantor: THE POINTE LLC Grantee: ROCKY MOUNTAIN POWER ROCKY MOUNTAIN POWER ROCKY MOUNTAIN POWER	EASEMENT	3110912	7077-126	07/27/2018	08/14/2018 10:08	\$0.00	0	3125265
Grantor: MPU 6027 LLC Grantee: WESTERN EQUIPMENT FINANCE INC CSC CSC	FINANCE STATEMENT	3108910	7069-119 2	null	08/02/2018 16:14	\$0.00	0	3121373
Grantor: PONTE LLC Grantee: UTAH DEPARTMENT OF TRANSPORTATION FOUNDERS TITLE CO - LAYTON FOUNDERS TITLE CO - LAYTON	EASEMENT	3002369	6703-185	02/14/2017	02/14/2017 11:08	\$10.00	0	
Grantor: BANK OF AMERICAN FORK Grantee: TETON INVESTMENT HOLDING LP Grantee: MILLCREEK PARTNERS LLC STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT	RECONVEYAN CE	2896422	6363-89	09/29/2015	10/01/2015 10:03	\$0.00	128310001	2720612
Grantor: DAVIS COUNTY ASSESSOR Grantee: POINTE LLC DAVIS COUNTY ASSESSOR DAVIS COUNTY ASSESSOR	WITHDRAWAL	2889715	6339-109 5	08/26/2015	08/27/2015 16:15	\$0.00	120330054	
Grantor: DAVIS COUNTY TREASURER Grantee: POINTE LLC DAVIS COUNTY ASSESSOR DAVIS COUNTY ASSESSOR	RELEASE OF ROLL-BACK LIEN	2885816	6326-570	08/10/2015	08/10/2015 13:06	\$236,071.53	120330054	2480526
Grantor: SMITHS FOOD & DRUG CENTERS INC Grantor: POINTE LLC Grantee: POINT, THE FIRST AMERICAN TITLE-NCS FIRST AMERICAN TITLE-NCS	AGREEMENT	2884787	6322-145 1	08/04/2015	08/04/2015 14:46	\$0.00	128310001	3412956
Grantor: POINTE LLC Grantee: POINT, THE WEST POINT CITY FILED IN OFFICE	PLAT	2884784	6322-143 7	07/07/2015	08/04/2015 14:39	\$0.00	120330054	
Grantor: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS Grantor: POINTE LLC Grantee: TO WHOM IT	AGREEMENT	2884041	6320-880	06/29/2015	07/31/2015 12:41	\$0.00	120330054	

2865261  
BK 6261 PG 648

E 2865261 B 6261 P 648-650  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
5/6/2015 1:38:00 PM  
FEE \$14.00 Pgs: 3  
DEP eCASH REC'D FOR BONNEVILLE SUPERIOR

WHEN RECORDED, RETURN TO:

GMW DEVELOPMENT, INC.  
1178 W. LEGACY CROSSING BLVD., SUITE 100  
CENTERVILLE, UTAH 84014  
ATTN: JUSTIN ATWATER

Tax Parcel No. 12-033-0054

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Teton Investment Holding, LLC, a Utah limited liability company (fka Teton Investment Holding, LP) and Millcreek Partners, LLC (jointly "Grantor"), hereby conveys and warrants against all who claim by, through or under the Grantor, to The Pointe, LLC, a Utah limited liability company ("Grantee") all of Grantors' right, title and interest in the parcel of land located in West Point City, Davis County, State of Utah as more particularly described in Exhibit "A" attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein

WITNESS the hand of said Grantor this 4 day of May 2015.

TETON INVESTMENT HOLDING, LLC

ACCOMMODATION RECORDING ONLY.  
BONNEVILLE SUPERIOR TITLE COMPANY MAKES NO  
REPRESENTATION AS TO CONDITION OF TITLE,  
NOR DOES IT ASSUME ANY RESPONSIBILITY  
FOR VALIDITY, SUFFICIENCY OR EFFECTS  
OF DOCUMENT

By: [Signature]  
Name: Gary M. Wright  
Its: Manager

STATE OF UTAH            )  
  
County of Davis         )

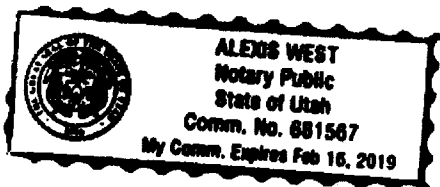
: ss.

On this 4 day of May 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary M. Wright, to me known to be the Manager of Teton Investment Holding, LLC, a Utah limited liability company (fka Teton Investment Holding, LP), the entity that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument..

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:  
Feb 16, 2019

Alexis West



Notary Public in and for the  
State of Utah  
Residing at Fruit Heights Utah

MILLCREEK PARTNERS, LLC

By: *Gary M. Wright*  
Name: Gary M. Wright  
Its: Manager

STATE OF UTAH            )  
County of Davis         )

: ss.

On this 4 day of May 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary M. Wright, to me known to be the Manager of Millcreek Partners, LLC, the entity that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument..

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:  
Feb 16, 2019

*Alexis West*

Notary Public in and for the  
State of Utah  
Residing at Fruit Heights, Utah

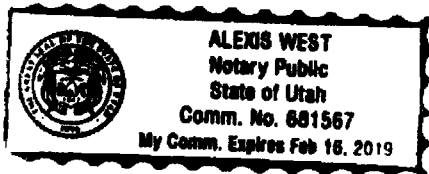


EXHIBIT A  
(Description of Property)

A PART OF THE NORTHEAST QUARTER OF SEC 4-T4N-R2W, SLM: BEGINNING AT A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET (STATE ROUTE 108) SAID POINT BEING 71.82 FT SOUTH 0°09'35" WEST ALONG THE SECTION LINE & 33.00 FT NORTH 89°50'25" WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 0°09'35" WEST 1232.00 FT ALONG SAID EXISTING RIGHT-OF-WAY LINE; THENCE NORTH 89°50'25" WEST 658.00 FT; THENCE NORTH 0°09'35" EAST 1269.53 FT TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF 300 NORTH STREET (STATE ROUTE 107); THENCE FOUR (4) COURSES ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 89°56'51" EAST 266.86 FT; SOUTH 86°07'58" EAST 194.65 FT; SOUTH 89°56'51" EAST 171.00 FT & SOUTH 44°59'26" EAST 36.53 FT TO THE POB.

TAX I.D. #12-033-0054

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.**

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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/128310005/20>).

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.

<b>Year:</b>	2022 ▾
<b>Parcel</b>	
<b>Serial Number:</b>	128310005
<b>Tax District:</b>	0163
<b>Legal Description:</b>	ALL OF LOT 5, POINT, THE. CONT. 1.20500 ACRES.
<b>SITUS Address:</b>	185 N 2000 WEST WEST POINT
<b>Building/Land Values</b>	
<b>Acres:</b>	1.21
<b>Residence Year Built:</b>	2018
<b>Residence Square Feet:</b>	0

### Tax Information

<b>Delinquency Payoff Amount (for specific future Payoff Date):</b>	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
<b>2022 Tax Statement Recipient:</b>	POINTE LLC ATTN: JUSTIN ATWATER 1178 WEST LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
<b>2022 Total Market Value:</b>	\$1,913,954.00

### 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	\$20,194.13	\$0.00	\$20,194.13	11/09/2022	\$0.00
2021	\$23,673.93	\$0.00	\$23,673.93	11/30/2021	\$0.00
2020	\$23,650.90	\$0.00	\$23,650.90	12/01/2020	\$0.00
2019	\$9,020.34	\$0.00	\$9,020.34	11/26/2019	\$0.00
2018	\$5,642.14	\$0.00	\$5,642.14	12/03/2018	\$0.00
2017	\$5,704.60	\$0.00	\$5,704.60	12/01/2017	\$0.00
2016	\$5,897.45	\$0.00	\$5,897.45	12/07/2016	\$0.00

#### Terms of Use

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This website is provided as part of an ongoing effort by Davis County to make government records available to the public. These records are entered as accurately and timely as possible, however, please remember:



3111621  
BK 7079 PG 1310

E 3111621 B 7079 P 1310-1335  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/16/2018 4:38:00 PM  
FEE \$60.00 Pgs: 26  
DEP eCASH REC'D FOR STEWART TITLE INS A

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

Wells Fargo Bank, National Association  
Commercial Real Estate (AU #1074)  
299 South Main Street, 6<sup>th</sup> Floor  
Salt Lake City, Utah 84111  
Salt Lake City, UT 84145-0490  
Attn: Mark J. Lemon  
Loan No. 1018381

Tax ID Number: 12-831-0005

01459-35759

(Space Above For Recorder's Use)

**DEED OF TRUST**

<b>NAME AND ADDRESS OF TRUSTOR(S):</b>	The Pointe, LLC 1178 W. Legacy Crossing Blvd., Suite 100 Centerville, Utah 84014 Attention: Spencer H. Wright
<b>NAME AND ADDRESS OF BORROWER(S):</b>	The Pointe, LLC 1178 W. Legacy Crossing Blvd., Suite 100 Centerville, Utah 84014 Attention: Spencer H. Wright
<b>NAME AND ADDRESS OF LENDER:</b>	Wells Fargo Bank, National Association Commercial Real Estate (AU #1074) 299 South Main Street, 6 <sup>th</sup> Floor Salt Lake City, Utah 84111 Attention: Mark J. Lemon Loan #: 1018381
<b>NAME AND ADDRESS OF TRUSTEE:</b>	Wells Fargo Bank, National Association Minneapolis Loan Center 600 South 4th Street, 9th Floor Minneapolis, Minnesota 55415-1526 Attention: Kyle Schwanke Loan #: 1018381
<b>PROPERTY ADDRESS / ABBREVIATED LEGAL DESCRIPTION:</b>	Additional legal description on <u>Exhibit A</u> of this document.

**THIS INSTRUMENT COVERS GOODS THAT ARE OR WILL BECOME FIXTURES ON THE DESCRIBED REAL PROPERTY AND SHOULD BE FILED FOR RECORD IN THE REAL PROPERTY RECORDS WHERE MORTGAGES AND DEEDS OF TRUST ON REAL ESTATE ARE RECORDED. THIS INSTRUMENT SHOULD ALSO BE INDEXED AS A UNIFORM COMMERCIAL CODE FINANCING STATEMENT COVERING GOODS THAT ARE OR WILL BECOME FIXTURES ON THE DESCRIBED REAL PROPERTY, THE MAILING ADDRESSES OF THE SECURED PARTY AND THE DEBTOR ARE WITHIN.**

3205966  
BK 7395 PG 1738

E 3205966 B 7395 P 1738-1770  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
11/22/2019 2:15:00 PM  
FEE \$40.00 Pgs: 33  
DEP eCASH REC'D FOR STEWART TITLE INS AGE

558834

Prepared by and when recorded return to:

Karen D. Dike  
Ameritas Life Insurance Corp.  
5900 O Street  
Lincoln, Nebraska 68510

Loan No. 3191586

**DEED OF TRUST, SECURITY AGREEMENT,  
ASSIGNMENT OF RENTS AND FIXTURE FILING STATEMENT**

Property Address: 185 N 2000 West  
West Point, Utah 84015

Assessor's Parcel Number: 12-831-0005

Date: November 22, 2019

Trustor: The Pointe, LLC,  
a Utah limited liability company

Trustor's Mailing Address: 1178 W. Legacy Crossing Blvd., Suite 100  
Centerville, Utah 84014

Trustee: Stewart Title of Utah, Inc.

Trustee's Mailing Address: 1518 Woodland Park Dr. #600  
Layton, Utah 84041

Beneficiary: Ameritas Life Insurance Corp.

Beneficiary's Mailing Address: 5900 O Street  
Lincoln, Nebraska 68510

THIS DEED OF TRUST, Security Agreement, Assignment of Rents and Fixture Filing Statement ("Deed of Trust") is made as of November 22, 2019, by The Pointe, LLC, a Utah limited liability company ("Trustor" or "Mortgagor") in favor of Stewart Title of Utah, Inc. ("Trustee")

**Abstract- Serial Number: 12-831-0007**

**Abstract**

Serial Number: 12-831-0007

Tax District: 163

Exempt: No

Tax Name & Address for Tax Year ADDYR: POINTE LLC  
ATTN: JUSTIN ATWATER  
CENTERVILLE, UT 84014

Situs Address: 81 N 2000 WEST  
WEST POINT 84015

Parcel Dates: 08/04/2015  
to

Acres: 0.795

**Dedication Plat**

Plat: 5560

**Parent / Child**

Parent 12-033-0054 08/04/2015

**Legal Description**

ALL OF LOT 7, POINT, THE. CONT. 0.79500 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: BELLEAU, WAYNE A Grantee: TETON INVESTMENT HOLDING LLC, FKA Grantee: TETON INVESTMENT HOLDING L P Grantee: BELLEAU, WAYNE Grantee: POINTE LLC Grantee: CLINTON CITY CENTER LLC	RECONVEYAN CE	3481318	8025-501	06/07/2022	06/07/2022 11:11	\$0.00		90450017	2895847
NORTH DAVIS FIRE DISTRICT FILED IN OFFICE Grantor: NORTH DAVIS FIRE DISTRICT, Grantee: CLEARFIELD CITY, Grantee: WEST POINT CITY, Grantee: SUNSET CITY	CERTIFICATE	3163714	7276-184	05/20/2019	06/04/2019 09:58	\$0.00		90150002	3226632
Grantor: BANK OF AMERICAN FORK Grantee: THE POINTE LLC BANK OF AMERICAN FORK BANK OF AMERICAN FORK	RECONVEYAN CE	3096121	7025-135 2	05/30/2018	05/30/2018 15:20	\$0.00		0	2954202
Grantor: THE POINTE LLC Grantee: WASHINGTON FEDERAL	ASSIGNMENT	3094746	7020-115 2	05/09/2018	05/22/2018 15:38	\$0.00		0	

STEWART TITLE  
INS AGENCY OF UT  
STEWART TITLE  
INS AGENCY OF UT

Grantor: THE POINTE LLC TRUST DEED 3094745 7020-114 05/09/2018 05/22/2018 \$1,535,000.00 0  
Grantee: WASHINGTON FEDERAL 1 15:38  
STEWART TITLE  
INS AGENCY OF UT  
STEWART TITLE  
INS AGENCY OF UT

Grantor: PONTE LLC EASEMENT 3002370 6703-188 02/14/2017 02/14/2017 \$10.00 0  
Grantee: UTAH DEPARTMENT OF TRANSPORTATION 11:08  
FOUNDERS TITLE  
CO - LAYTON  
FOUNDERS TITLE  
CO - LAYTON

Grantor: BANK OF AMERICAN FORK PARTIAL REC 2954203 6566-392 07/25/2016 07/27/2016 \$0.00 0 2895847  
Grantee: BELLEAU, WAYNE A ONVEYANCE 11:37  
Grantee: BELLEAU, WAYNE  
Grantee: TETON INVESTMENT HOLDING LLC AKA  
Grantee: TETON INVESTMENT HOLDING LP  
Grantee: POINTE LLC  
Grantee: CLINTON CITY CENTER LLC  
STEWART TITLE  
INS AGENCY OF UT  
STEWART TITLE  
INS AGENCY OF UT

Grantor: POINTE LLC TRUST DEED 2954202 6566-382 07/22/2016 07/27/2016 \$1,530,000.00 0 3096121  
Grantee: BANK OF AMERICAN FORK 11:37  
STEWART TITLE  
INS AGENCY OF UT  
STEWART TITLE  
INS AGENCY OF UT

Grantor: BANK OF AMERICAN FORK RECONVEYANCE 2896422 6363-89 09/29/2015 10/01/2015 \$0.00 128310001 2720612  
Grantee: TETON INVESTMENT HOLDING LP 10:03  
Grantee: MILLCREEK PARTNERS LLC  
STEWART TITLE  
INS AGENCY OF UT  
STEWART TITLE  
INS AGENCY OF UT

Grantor: BELLEAU, WAYNE AKA TRUST DEED 2895847 6361-533 09/28/2015 09/29/2015 \$5,772,250.00 90450017 2935855,  
Grantor: BELLEAU, WAYNE A 12:43 2954203,  
Grantor: TETON INVESTMENT HOLDING LLC AKA 3005669,  
Grantor: POINTE LLC 3038371,  
Grantor: CLINTON CITY CENTER LLC 3055124,  
Grantee: BANK OF AMERICAN FORK 3124356,  
3240549,  
3458442,  
3481318,  
3492376  
STEWART TITLE  
INS AGENCY OF UT  
STEWART TITLE  
INS AGENCY OF UT  
Grantor: TETON INVESTMENT HOLDING LP

Grantor: DAVIS COUNTY ASSESSOR WITHDRAWAL 2889715 6339-109 08/26/2015 08/27/2015 \$0.00 120330054  
5 16:15



Goto Page...

Recorder (../home) / Property Search

# Property Search

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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: 128310007

Tax District: 0163

Legal Description: ALL OF LOT 7, POINT, THE. CONT. 0.79500 ACRES.

SITUS Address: 81 N 2000 WEST  
WEST POINT

**Building/Land Values**

Acres: 0.80

Residence Year Built: 2016

Residence Square Feet: 0

**Tax Information**

<b>Delinquency Payoff Amount (for specific future Payoff Date):</b>	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
<b>2022 Tax Statement Recipient:</b>	POINTE LLC ATTN: JUSTIN ATWATER 1178 WEST LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
<b>2022 Total Market Value:</b>	\$1,278,962.00

#### Recent Tax History

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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	\$13,831.69	(\$337.36)	\$13,494.33	03/01/2023	\$0.00
2021	\$16,116.51	(\$159.57)	\$15,956.94	03/08/2023	\$0.00
2020	\$15,421.82	\$0.00	\$15,421.82	12/18/2020	\$0.00
2019	\$17,166.95	\$0.00	\$17,166.95	12/03/2019	\$0.00
2018	\$17,417.07	\$0.00	\$17,417.07	12/03/2018	\$0.00
2017	\$17,609.87	\$0.00	\$17,609.87	12/01/2017	\$0.00
2016	\$3,899.03	\$0.00	\$3,899.03	12/07/2016	\$0.00

#### Terms of Use

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3094745  
BK 7020 PG 1141

E 3094745 B 7020 P 1141-1151  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
5/22/2018 3:38:00 PM  
FEE \$30.00 Pgs: 11  
DEP eCASH REC'D FOR STEWART TITLE INS A

**Tax Serial Number:**  
12-831-0007

**RECORDATION REQUESTED BY:**

Washington Federal  
Commercial Loan Servicing  
425 Pike Street  
Seattle, WA 98101

**WHEN RECORDED MAIL TO:**

Washington Federal  
Commercial Loan Servicing  
425 Pike Street  
Seattle, WA 98101

01459-34527

FOR RECORDER'S USE ONLY

**DEED OF TRUST**

**THIS DEED OF TRUST is dated May 4, 2018, among The Pointe, LLC, a Utah limited liability company ("Trustor"); Washington Federal, whose address is Commercial Loan Servicing, 425 Pike Street, Seattle, WA 98101 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Stewart Title Insurance Agency of Utah, whose address is 1518 North Woodland Park Dr, Ste 600, 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 Davis 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 81 North 2000 West, West Point, UT 84015. The Real Property tax identification number is 12-831-0007.

**CROSS-COLLATERALIZATION.** In addition to the Note, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of Trustor to Lender, or any one or more of them, as well as all claims by Lender against Trustor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Trustor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

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

**Abstract- Serial Number: 14-055-0273**

Abstract	
Serial Number:	14-055-0273
Tax District:	63
Exempt:	No
Tax Name & Address for Tax Year ADDYR:	WRIGHT, GARY M & DENISE - TRUSTEES 1178 WEST LEGACY CROSSING BLVD CENTERVILLE, UT 84014
Situs Address:	null null null
Parcel Dates:	09/04/2020 to
Acres:	0.5228

Dedication Plat	
Plat:	null

Parent / Child		
Parent	14-055-0214	09/04/2020
Parent	14-055-0216	09/04/2020
Parent	14-055-0218	09/04/2020

**Legal Description**

A TRACT OF LAND IN FEE SIT IN THE SE 1/4 SE 1/4 SEC 33-T5N-R2W, SLB&M, MORE PARTLY DESC AS FOLLOWS: BEG AT THE NE COR OF SD TRACT WH PT IS 295.00 FT N ALG THE SEC LINE & 85.00 FT W FR THE SE COR OF SD SEC 33, SD PT ALSO BEING ON THE W'LY HWY R/W & NO ACCESS LINE OF SR-108 WH FALLS 63 FT PERP'LY DISTANT W'LY FR THE R/W CONTROL LINE OF SD SR-108 (2000 WEST STR), OPPOSITE APPROXIMATE ENGINEERS STATION 211+94.15; TH RUN S 225.00 FT ALG SD W'LY HWY R/W & NO ACCESS LINE OF SR-108 TO A PT 63 FT PERP'LY DISTANT W'LY FR THE R/W CONTROL LINE OF SD SR-108 (2000 WEST STR), OPPOSITE APPROXIMATE ENGINEERS STATION 209+69.15; TH S 45°45'51" W 53.04 FT ALG SD W'LY HWY R/W & NO ACCESS LINE OF SR-108 TO THE N'LY HWY R/W & NO ACCESS LINE OF SR-107; TH W 20.00 FT ALG SD N'LY HWY R/W & NO ACCESS LINE OF SR-107 TO THE W'LY LINE OF THE GRANTOR'S PPTY; TH ALG THE SD W'LY LINE OF THE GRANTOR'S PPTY THE FOLLOWING THREE (3) COURSES: (1) N 170.00 FT; TH (2) W 90.00 FT; TH (3) N 92.00 FT TO THE N LINE OF THE GRANTOR'S PPTY; TH E 148.00 FT ALG SD N LINE OF THE GRANTOR'S PPTY TO THE POB. CONT. 0.5228 ACRES

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
METRO NATIONAL TITLE	QUIT CLAIM DEED	3290237	7590-559	09/03/2020	09/04/2020 10:12	\$10.00	y	140550214	
METRO NATIONAL TITLE Grantor: UTAH DEPARTMENT OF TRANSPORTATION, Grantee: WRIGHT, GARY M TR Grantee: WRIGHT, DENISE TR Grantee: GMW DEVELOPMENT INC DEFINED BENEFIT PLAN 08/08/2001									
NORTH DAVIS FIRE DISTRICT	CERTIFICATE	3163714	7276-184	05/20/2019	06/04/2019 09:58	\$0.00		90150002	3226632
FILED IN OFFICE Grantor: NORTH DAVIS FIRE DISTRICT, Grantee: CLEARFIELD CITY, Grantee: WEST POINT CITY, Grantee: SUNSET CITY									
Grantor: HELVESTON, ERIC M Grantee: UTAH DEPARTMENT OF	WARRANTY DEED	2939803	6520-913	05/19/2016	05/19/2016 14:53	\$10.00	y	140550214	



3290237  
BK 7590 PG 559

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

E 3290237 B 7590 P 559-562  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/4/2020 10:12:00 AM  
FEE \$40.00 Pgs: 4  
DEP eCASH REC'D FOR METRO NATIONAL TITLE

**Quit Claim Deed**  
**(CONTROLLED ACCESS)**  
Davis County

Affecting Tax ID No. 14-055-0214,  
14-055-0216, 14-055-0218  
PIN No. 11477  
Project No. S-0108(33)4  
Parcel No. 0108:241:TAQ

74924

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Gary M. Wright and Denise Wright, Trustees of the GMW Development, Inc. Defined Benefit Plan dated August 8, 2001, Grantee, at 1178 Legacy Crossing Blvd, Ste 100, Centerville, County of Davis, State of UT, Zip 84014, for the sum of Ten (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land in fee situate in the SE1/4 SE1/4 Section 33, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Davis County, Utah, more particularly described as follows:

Beginning at the Northeast corner of said tract which point is 295.00 feet NORTH along the section line and 85.00 feet WEST from the southeast corner of said Section 33, said point also being on the westerly highway right of way and no access line of SR-108 which falls 63 feet perpendicularly distant westerly from the right of way control line of said SR-108 (2000 West Street), opposite approximate Engineers Station 211+94.15; thence running South 225.00 feet along said westerly highway right of way and no access line of SR-108 to a point 63 feet perpendicularly distant westerly from the right of way control line of said SR-108 (2000 West Street), opposite approximate Engineers Station 209+69.15; thence

South 45°45'51" West 53.04 feet along said westerly highway right of way and no access line of SR-108 to the Northerly highway right of way and no access line of SR-107; thence West 20.00 feet along said northerly highway right of way and no access line of SR-107 to the westerly line of the Grantor's property; thence along the said westerly line of the Grantor's property the following three (3) courses: (1) North 170.00 feet; thence (2) West 90.00 feet; thence (3) North 92.00 feet to the north line of the Grantor's property; thence East 148.00 feet along said north line of the Grantor's property to the point of beginning.

The above described tract of land contains 0.5228 acres or 22,773 sq. ft. in area.

**Parcel No. 241:E Reserving unto Grantor a Perpetual Easement** for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street lighting facilities and traffic information signs. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and /or fill slopes. The boundaries of said part of an entire tract are described as follows:

A perpetual easement upon part of an entire tract of land situate in the SE1/4 SE1/4 Section 33, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Davis County, Utah, more particularly described as follows:

Beginning at the Northeast corner of said tract which point is 295.00 feet NORTH along the section line and 85.00 feet WEST from the southeast corner of said Section 33, said point also being on the westerly highway right of way and no access line of SR-108 which falls 63 feet perpendicularly distant westerly from the right of way control line of said SR-108 (2000 West Street), opposite approximate Engineers Station 211+94.15; thence running South 225.00 feet along said westerly highway right of way and no access line of SR-108 to a point 63 feet perpendicularly distant westerly from the right of way control line of said SR-108 (2000 West Street), opposite approximate Engineers Station 209+69.15; thence South 45°45'51" West 13.96 feet; thence North 234.74 feet to the north line of the Grantor's property; thence East 10.00 feet along the said north line of the Grantor's property to the point of beginning.

The above described tract of land contains 0.0528 acres or 2,299 sq. ft. in area.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining [ SR-108 ] over and across the [ *Easterly* ] boundary line of said tract of land as well as the adjoining [ SR-107 ] over and across the [ *Southerly* ] boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

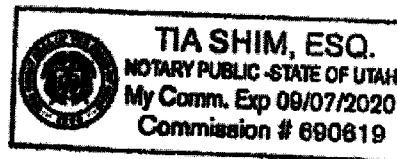
IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 3<sup>rd</sup> day of September, A.D. 20 20, by its Director of Right of Way.

STATE OF UTAH ) UTAH DEPARTMENT OF TRANSPORTATION  
 ) ss.  
COUNTY OF SALT LAKE ) By Charles A. Sturmont  
 ) Director of Right of Way  
 Charles A. Sturmont

On the date first above written personally appeared before me, Charles A. Sturmont, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

[Signature]  
Notary Public





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/140550273/20>).

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: 140550273

Tax District: 0063

Legal Description: A TRACT OF LAND IN FEE SIT IN THE SE 1/4 SE 1/4 SEC 33-T5N-R2W, SLB&M, MORE PART'LY DESC AS FOLLOWS: BEG AT THE NE COR OF SD TRACT WH PT IS 295.00 FT N ALG THE SEC LINE & 85.00 FT W FR THE SE COR OF

SITUS Address:

### Building/Land Values

Acres: 0.52

Residence Year Built: 0

Residence Square Feet: 0

### Tax Information

<b>Delinquency Payoff Amount (for specific future Payoff Date):</b>	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
<b>2022 Tax Statement Recipient:</b>	WRIGHT, GARY M & DENISE - TRUSTEES 1178 WEST LEGACY CROSSING BLVD CENTERVILLE, UT 84014
<b>2022 Total Market Value:</b>	\$199,265.00

#### 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	\$1,167.91	(\$11.56)	\$1,156.35	12/06/2022	\$0.00
2021	\$1,070.85	\$0.00	\$1,070.85	12/10/2021	\$0.00

#### Terms of Use

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

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