

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
OBAN, LLC, a Utah limited liability company
84 West 4800 South, Suite 300
Murray, UT 84107

WARRANTY DEED

File No.: 013061
APN: 08-081-0102 and 08-081-0103

FLATROCK, L.C., a Limited Liability Company,

Grantor(s), of Farmington, Davis County, State of Utah, hereby convey(s) and warrant(s) to

OBAN, LLC, a Utah limited liability company,

Grantee(s), of Murray, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Davis County, Utah, to wit:

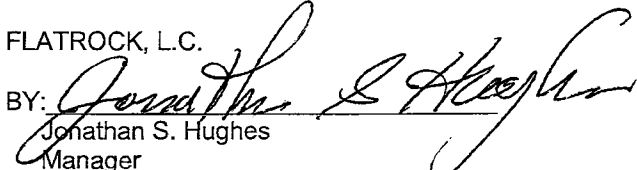
See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

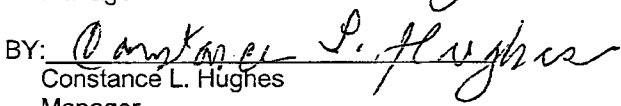
Witness the hand(s) of said Grantor(s) this 1st day of July, 2020.

FLATROCK, L.C.

BY:


Jonathan S. Hughes
Manager

BY:


Constance L. Hughes
Manager

STATE OF Utah)

:ss)

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me the 1st day of July, ~~2020~~ by Jonathan S. Hughes and Constance L. Hughes, as Managers of FLATROCK, L.C., a Utah limited liability company.

Barbara Twitchell

Notary Public

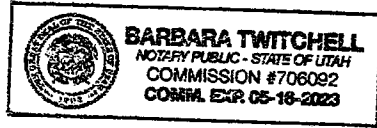


EXHIBIT "A"

Parcel 1: (08-081-0102)

Beginning in the center of a 4 rod street at a point 120.78 feet West and 627 feet South from the Northeast corner of the Northwest Quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence Southerly along the centerline of said street 514.5 feet; thence West 2512.0 feet parallel to the North line of Section 26 to the West line of said Section; thence North along the West line of said Section 556.98 feet to a point South 584.52 feet from the Northwest corner of said Section 26; thence East 1146.43 feet to a fence corner; thence Easterly 1372.79 feet to the point of beginning.

Less and excepting:

A parcel of land, being part of an entire tract of property situate in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said part of an entire tract are described as follows: Beginning at the Northeast corner of said entire tract being at a point in the centerline of 1525 West Street, which point is 120.78 feet West and 627 feet South from the North Quarter Corner of said Section 26, and running thence South 514.50 feet along the centerline of 1525 West Street to the Southeast corner of said entire tract; thence West 172.78 feet; thence North 00°42'04" East 73.36 feet; thence North 10°07'34" East 487.24 feet to the Northerly boundary line of said entire tract; thence along said Northerly boundary line the following three (3) courses and distances: (1) South 89°56'58" East 54.75 feet; (2) thence South 00°41'12" West 37.46 feet; (3) thence South 88°13'06" East 31.94 feet to the point of beginning.

Also less and excepting the following:

A parcel of land, being part of an entire tract of property situate in the Northeast Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said part of an entire tract are described as follows: Beginning at the Southwest Corner of said entire tract being at a point on the Westerly section line of said Section 26, which point is 120.78 feet West and 1141.50 feet South and 2520.51 feet (record 2512.0 feet) West from the North Quarter Corner of said Section 26, and running thence North 00°05'05" West (record North) 556.98 feet along said Westerly section line to the Northwest corner of said entire tract; thence East 25.11 feet along the Northerly boundary line of said entire tract; thence South 46°53'49" East 92.35 feet; thence South 03°25'02" East 494.75 feet; thence West 121.21 feet along said Southerly boundary line to the point of beginning.

Parcel 2: (08-081-0103)

Beginning at a point South 89°49'35" West 145.20 feet along the Section line (Basis of Bearing) and South 0°30'47" West 588.59 feet from a Davis County brass cap monument at the North Quarter corner of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said point also being on an East-West fence line and the West right-of-way line of 1525 West Street, and running thence South 0°30'47" West 38.04 feet along said West right-of-way line to the South line of Lot 5 of the Thomas Rodgers' Survey in the book of Private Surveys Page 96 and the South line of the Clark property; thence North 89°28'32" West 1322.70 feet along said South line to the Southwest corner of said Lot 5; thence North 0°26'06" East 21.53 feet along the West line of said Lot 5 to the South line of that certain Warranty Deed recorded as Entry No. 643255 in Book 946 at Page 777 of records; thence North 89°49'35" East 151.69 feet to the Southeast corner of said Warranty Deed; thence North 0°10'25" West 1.43 feet along the East line of said Warranty Deed to a fence line; thence North 89°52'36" East 1171.15 feet along said fence line to the point of beginning.

Less and excepting:

A parcel of land, being part of an entire tract of property situate in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said part of an entire tract are described as follows: Beginning at the Northeast corner of said entire tract being at a point in the centerline of 1525 West Street, which point is 120.78 feet West and 627 feet South from the North Quarter Corner of said Section 26, and running thence South 514.50 feet along the centerline of 1525 West Street to the Southeast corner of said entire tract; thence West 172.78 feet; thence North 00°42'04" East 73.36 feet; thence North 10°07'34" East 487.24 feet to the Northerly boundary line of said entire tract; thence along said Northerly boundary line the following three (3) courses and distances: (1) South 89°56'58" East 54.75 feet; (2) thence South 00°41'12" West 37.46 feet; (3) thence South 88°13'06" East 31.94 feet to the point of beginning.

Situated in Davis County, State of Utah