3233087 BK 7467 PG 351

WHEN RECORDED, RETURN TO:

WRIGHT DEVELOPMENT GROUP 1178 W. LEGACY CROSSING BLVD. SUITE 100 CENTERVILLE, UTAH 84014

Attn: Gary M. Wright

08-052-0263

0264

E 3233087 B 7467 P 351-353 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 03/11/2020 09:47 AM FEE \$40.00 Pas: 3 DEP RTT REC'D FOR GARY M WRIGHT

> RETURNED MAR 1 1 2020

SPECIAL WARRANTY DEED

For good and valuable consideration, Gary M. Wright, an individual (the "Grantor"), located and having a mailing address at 1178 W. Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, hereby CONVEYS AND WARRANTS against those claiming by, through or under said Grantor, but not otherwise, to Teton Investment Holding, LLC, a Utah limited liability company (the "Grantee"), located and having a mailing address at 1178 W. Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, that certain tract of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, situated in Davis County, Utah, as more particularly described in attached Schedule "A" (the "Subject Property").

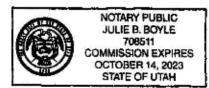
The Subject Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

Subject to: (1) property taxes and assessments which are not shown as existing liens by the public records; (2) all covenants, conditions, restrictions, easements, rights of way, and reservations appearing of record; (3) discrepancies, conflicts in boundary lines, shortage in area, encroachments, easements, rights-of-way, and any facts which a correct survey and inspection of the Subject Property would disclose and which are not shown by the public records; and (4) unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water, whether or not such matters are shown by the public records.

Gary M. Wright, an individual

		Lang Or Stafet
STATE OF	Utah	
COUNTY OF	Davis)

The foregoing Special Warranty Deed was acknowledged before me this 10 day of _______, 2020, by Gary M. Wright, an individual.



NOTARY SIGNATURE AND SEAL

Schedule "A"

(Legal Description of Real Property)

COMMERCIAL PARCEL

Beginning at a point on the East line of the property conveyed to JKC, LLC, in a Warranty Deed recorded as Entry No. 1120111, Davis County Recorder, said point being South 00°07'44" East 190.13 feet along the quarter section line and South 89°29'27" East 673.41 feet from the center quarter corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah and running thence North 01°25'47" East 179.73 feet along said East line to a corner of said JKC, LLC, property; thence North 89°24'00" West 206.68 feet along the North line of said JKC, LLC, property to a corner of that property conveyed to Pioneer Legacy Properties II, LC, in a Quit-Claim Deed recorded as Entry No. 2324500, Davis County Recorder; thence North 44°57'26" West 14.96 feet along the Easterly line of said conveyance to a corner of the property conveyed to HNJ Investment Company LLC in a Warranty Deed recorded as Entry No. 3069668, Davis County Recorder; thence along said HNJ Investment Company LLC property the following five (5) courses: 1) North 73°16'20" East 31.99 feet, 2) North 28°10'09" East 54.56 feet, 3) North 72°28'00" West 15.99 feet, 4) North 11°31'43" East 91.02 feet, 5) North 24°42'50" East 151.15 feet to the South line of the proposed right of way for Lagoon Drive; thence Easterly and Southerly along said proposed South right of way the following five (5) courses: 1) South 89°07'15" East 121.01 feet to a 167.00-foot-radius curve to the right, 2) Southeasterly 222.26 feet along said curve through a central angle of 76°15'16", chord bears South 50°59'37" East 206.21 feet, to a point of tangency, 3) South 12°51'59" East 176.26 feet to a 433.00-foot-radius curve to the left, 4) Southeasterly 148.98 feet along said curve through a central angle of 19°42'48", chord bears South 22°43'23" East 148.25 feet, to a point of tangency, 5) South 32°34'47" East 52.72 feet to an existing fence on the North line of the property conveyed to G.M.W. Development, Inc., in a Warranty Deed recorded as Entry No. 3008056, Davis County Recorder's office; thence along said fence and North line the following three (3) courses: 1) North 89°21'44" West 147.01 Feet, 2) North 88°29'27" West 30.25 feet, 3) North 89°29'27" West 138.51 feet to the East line of said conveyance to JKC, LLC, and to the point of beginning, contains 3.376 acres.

ROADWAY PARCEL

Beginning at a point on the East line of the property conveyed to JKC, LLC, in a warranty deed recorded as entry #1120111, Davis County Recorder, said point being South 00°07'44" East 190.13 feet along the quarter section line and South 89°29'27" East 673.41 feet to an existing fence on the North line of the property conveyed to G.M.W. Development, Inc., in a Warranty Deed recorded as Entry No. 3008056, Davis County Recorder's office, and along said fence and north line the following three (3) courses: 1) South 89°29'27" East 138.51 feet, 2) South 88°29'27" East 30.25 feet, 3) South 89°29'44" East 147.01 feet from the center quarter corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, and running thence northerly and westerly along said proposed South right of way the following six (6) courses: 1) North 32°34'47" West 52.72 feet to a 433.00-foot-radius curve to the right, 2) Northwesterly 148.98 feet along said curve through a central angle of 19°42'48", chord bears North 22°43'23" West 148.25 feet, to a point of tangency, 3) North 12°51'59" West 176.26 feet to a 167.00-foot radius curve to the left, 4) Northwesterly 222.26 feet along said curve through a central angle of 76°15'16", chord bears North 50°59'37" West 206.21 feet, to a point of tangency, 5) North 89°07'15" West 121.01 feet to the Northeast corner of the property conveyed to HNJ Investment Company LLC in a Warranty Deed recorded as Entry No. 3069668, Davis County Recorder, 6) North 89°07'15" West 95.89 feet along said North line; thence North 00°52'45" East 66.00 feet to the North line of said proposed right of way for Lagoon Drive; thence Easterly and Southerly along said proposed South right of way the following five (5) courses: 1) South 89°07'15" East 216.90 feet to a 233.00-foot-radius curve to the right, 2) Southeasterly 310.10 feet along said curve through a central angle of 76°15'16", chord bears South 50°59'37" East 287.71 feet, to a point of tangency, 3) South 12°51'59" East 176.26 feet to a 367.00-footradius curve to the left, 4) Southeasterly 126.27 feet along said curve through a central angle of 19°42'48", chord bears South 22°43'23" East 125.65 feet, to a point of tangency, 5) South 32°34'47" East 95.37 feet to the existing fence on the North line of said conveyance to G.M.W. Development, Inc.; thence North 89°29'44" West 78.77 feet along said fence and North line to the point of beginning, containing 1.319 acres.

RESIDENTIAL PARCEL

Beginning at a point on the East line of the property conveyed to JKC, LLC, in a Warranty Deed recorded as Entry No. 1120111, Davis County Recorder, said point being South 00°07'44" East 190.13 feet along the quarter section line and South 89°29'27" East 673.41 feet to an existing fence on the North line of the property conveyed to G.M.W. Development, Inc., in a Warranty Deed recorded as Entry No. 3008056, Davis County Recorder's office and along said fence and north line the following three (3) courses: 1) South 89°29'27" East 138.51 feet, 2) South 88°29'27" East 30.25 feet, 3) South 89°29'44" East 225.78 feet from the center quarter corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, and running thence Northerly and Westerly along said proposed South right of way the following five (5) courses: 1) North 32°34'47" West 95.37 feet to a 367.00-foot-radius curve to the right, 2) Northwesterly 126.27 feet along said curve through a central angle of 19°42'48", chord bears North 22°43'23" West 125.65 feet, to a point of tangency, 3) North 12°51'59" West 176.26 feet to a 233,00-foot radius curve to the left, 4) Northwesterly 310.10 feet along said curve through a central angle of 76°15'16", chord bears North 50°59'37" West 287.71 feet, to a point of tangency, 5) North 89°07'15" West 216.90 feet; thence North 00°52'45" East 296.06 feet to a point on the South line of North Main Street Church Subdivision; thence North 88°47'01" East 216.56 feet along the Southerly line of said subdivision to a corner; thence along an old fence for the following three (3) courses: 1) North 89°18'04" East 156.83 feet, 2) North 87°18'01" East 55.40 feet, 3) North 88°46'58" East 55.45 feet, being on the Southerly line of the property conveyed to Rodney and Patricia Hess, as described in a Quit-Claim Deed recorded as Entry No. 2309315, Davis County Recorder; thence South 07°80'30" East 199.96 feet; thence South 40°20'23" East 113.30 feet; thence South 00°00'00" East 76.72 feet; thence South 88°58'40" East 336.68 feet to the Westerly right-of-way line of Main Street (State Road No. 106); thence South 33°47'27" East 202.89 feet along said Westerly line to a point of curvature with a 3404.87-footradius curve to the right; thence Southeasterly 42.11 feet along said curve and Westerly line through a central angle of 00°42'31", chord bears South 33°26'12" East 42.11 feet to the North line of that property conveyed to Mark and Marilee Cahoon in a Warranty Deed recorded as Entry No. 2917878, Davis County Recorder; thence North 88°37'15" West 138.88 feet along said North line of said parcel to a corner; thence South 01°22'45" West 114.90 feet along the West line of said parcel to a corner; thence South 89°24'00" East 212.57 feet along the South line of said parcel to the Westerly right-of- way line of Main Street (State Road No. 106) and to a non-tangent point of curvature with a 3404.87-foot-radius curve to the right; thence Southeasterly 99.72 feet along said curve and Westerly line through a central angle of 01°40'41", chord bears South 29°59'13" East 99.72 feet; thence North 89°21'57" West 111.86 feet; Thence South 00°36'03" West 93.95 feet to the North line of the Wood parcel, as described in Exhibit "E" of a Boundary Line Agreement recorded as Entry No. 3008055, Davis County Recorder; thence North 89°21'57" West 418.38 feet along said North Wood line to a corner of said Wood Property, said point being at a point on an existing fence at the Northeast corner of said conveyance to G.M.W. Development, Inc.; thence North 89°29'44" West 69.48 feet along said fence and North line to the point of beginning, contains 10,170 acres.