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9/26/2019 3:09:00 PM \$40.00
Book - 10836 Pg - 7071-7076
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, RETURN TO:

Premier Southern Properties, LLC
6028 South Ridgeline Drive, Suite 203
Ogden, Utah 84405
Pt. of 07-20-200-003-0000

SPECIAL WARRANTY DEED

For good and valuable consideration, Richard M. Morehouse, an individual, having a mailing address at 6998 Geysers Road, Geyserville, California 95441, and Lynn D. Morehouse, an individual having a mailing addresses at 417 Mace Blvd. Suite J #113, Davis, California 95618, each having an undivided fifty percent (50%) interest as their sole and separate property (together, the "**Grantor**"), hereby CONVEY AND WARRANT against those claiming by, through or under said Grantor, but not otherwise, to PREMIER SOUTHERN PROPERTIES, LLC, a Utah limited liability company (the "**Grantee**"), located and having a mailing address at 6028 South Ridgeline Drive, Suite 203, Ogden, Utah 84405, 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 Salt Lake County, Utah, as more particularly described in attached **Exhibit "A"**.

[Signatures on Following Pages]

FIRST AMERICAN TITLE
862906-1

NOW THEREFORE, the undersigned executed this Special Warranty Deed as of the date set forth below.

GRANTOR


RICHARD M. MOREHOUSE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California:

County of _____

On September __, 2019, before me, _____, Notary Public, personally appeared Richard M. Morehouse who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

See Attached
Comm.# 2173060
Exp. 12/18/20

Signature  (Seal)

My commission expires: _____, 20__

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Diego

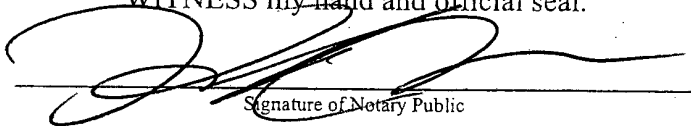
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On September 25th 2019 before me, Kumiko Warner, Notary Public,
(here insert name and title of the officer)

personally appeared Richard M. Morehouse

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



(Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Special Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 Document Date 9/25/19

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

NOW THEREFORE, the undersigned executed this Special Warranty Deed as of the date set forth below.

GRANTOR


LYNN D. MOREHOUSE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

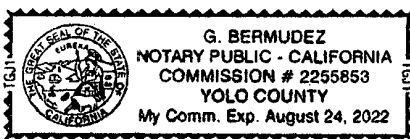
State of California

County of YOLO

On September 24, 2019, before me, G. BERMUDEZ, Notary Public, personally appeared Lynn D. Morehouse who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



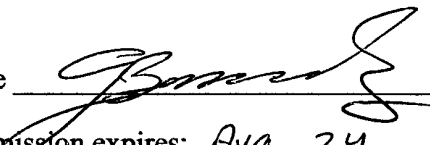
Signature  (Seal)
My commission expires: Aug. 24, 2022

Exhibit "A"

Legal Description of Subject Property

PARCEL C AS SURVEYED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES S 00°03'15" W ALONG THE LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 20, 2049.44 FEET AND N 89°46'45" W 200.01 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE S 00°03'11" W 513.11 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.13 FEET, AN ARC LENGTH OF 47.15 FEET, A DELTA ANGLE OF 89°39'25", A CHORD BEARING OF S 45°03'07" W, AND A CHORD LENGTH OF 42.49 FEET; THENCE S 89°59'45" W 1761.10 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 355.47 FEET, A DELTA ANGLE OF 45°15'34", A CHORD BEARING OF N 67°22'28" W, AND A CHORD LENGTH OF 346.30 FEET; THENCE N 44°44'41" W 176.48 FEET; THENCE N 45°15'01" E 877.23 FEET; THENCE S 78°20'08" E 1646.53 FEET TO THE POINT OF BEGINNING.

[For Reference Purposes Only: a portion of Tax Parcel No. 07-20-200-003-0000]

SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, ENCUMBRANCES, EASEMENTS, COVENANTS, AND OTHER MATTERS OF RECORD IN THE OFFICIAL REAL ESTATE RECORDS OF SALT LAKE COUNTY, UTAH, AND ANY OTHER MATTERS WHICH MAY BE DISCLOSED BY A PHYSICAL INSPECTION OR SURVEY OF THE SUBJECT PROPERTY.

Exhibit "A"

Legal Description of Subject Property

PARCEL C AS SURVEYED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES S 00°03'15" W ALONG THE LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 20, 2049.44 FEET AND N 89°46'45" W 200.01 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE S 00°03'11" W 513.11 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.13 FEET, AN ARC LENGTH OF 47.15 FEET, A DELTA ANGLE OF 89°39'25", A CHORD BEARING OF S 45°03'07" W, AND A CHORD LENGTH OF 42.49 FEET; THENCE S 89°59'45" W 1761.10 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 355.47 FEET, A DELTA ANGLE OF 45°15'34", A CHORD BEARING OF N 67°22'28" W, AND A CHORD LENGTH OF 346.30 FEET; THENCE N 44°44'41" W 176.48 FEET; THENCE N 45°15'01" E 877.23 FEET; THENCE S 78°20'08" E 1646.53 FEET TO THE POINT OF BEGINNING.

[For Reference Purposes Only: a portion of Tax Parcel No. 07-20-200-003-0000]

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