

00076182
First American Title Insurance Agency, Inc.
Ivy Properties L.L.C.
240 South 200 West, Ste 205
Farmington, Utah 84025

E 1626767 B 2720 P 892
SHERYL L. WHITE, DAVIS CNTY RECORDER
2000 NOV 30 11:05 AM FEE 13.00 DEP KM
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

3,4-12 Farm RC

SPECIAL WARRANTY DEED

Holly and Ivy Co. L.C., Grantor, of Farmington, County of Davis, State of Utah, hereby Convey and Warrant only as against all claiming by, through or under it to

Ivy Properties, LLC, of Farmington, Utah, Grantee for the sum of ten dollars and other good and valuable considerations the following described tract(s) of land in Davis, state of Utah:

Beginning at a point which is North 0°07'50" West 1189.14 feet along the Section line from the Southeast corner of Section 24, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°52'10" West 246.79 feet, thence due South 266.00 feet, thence South 89°52'10" West 347.81 feet to the East Right of Way line of I-15; thence along said East Right of Way line the following 2 courses and distances: North 24°43'36" West 10.77 feet, North 18°45'30" West 587.58 feet to a point on a 758.51 foot radius curve to the left; thence along the arc of said curve 56.86 feet (central angle = 04°17'43", chord bearing and distance = South 20°54'22" East 56.85 feet); thence North 89°52'10" East 795.98 feet; thence due South 247.50 feet; thence due West 28.21 feet to the point of beginning.

Together with a reciprocal agreement and the terms thereof, for the purpose of establishing reciprocal rights of ingress, egress, parking, and providing for construction and installation of improvements now and in the future. Said agreement was recorded April 22, 1996 as Entry No. 1242759 in Book 1992 at Page 1463 of Official Records.

LESS AND EXCEPTING the following description: beginning at a point which is North 0°07'50" West along the Section line 1421.52 feet and South 89°52'10" West 676.67 feet from the Southeast corner of Section 24, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah; and running thence South 89°52'10" West 83.03 feet to the former Right of Way line of Interstate 15 and a point on the arc of a 758.51 foot radius curve to the left; thence along said curve for an arc distance of 72.94 feet (Central Angle = 05°30'34", Chord = South 27°04'08" East 72.91 feet); thence North 89°52'10" East 50.00 feet; thence North 0°07'50" West 65.00 feet to the point of beginning.

Tax ID No. 08-087-0123.

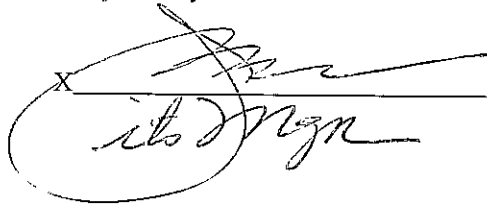
Tax ID Number: 08-087-0123

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and 2000 taxes and thereafter.

Witness, the hand(s) of said Grantor(s), this 29th of November, 2000

X _____
Holly and Ivy Co. L.C.

X _____

X  _____

X _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Davis)

On the 29th day of November 2000, before me, the undersigned Notary Public, personally appeared John T. Rhees, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Michelle Kirchhofer
NOTARY PUBLIC

My Commission Expires: 5-1-01 Residing at: Layton, Ut

