

Founders Title Company of Davis 16-021216

MAIL TAX NOTICE TO:
T & N PROPERTIES, L.C., a Utah limited liability company
52 NORTH SUGAR STREET
Layton, UT 84041

10-230-0008

SPECIAL WARRANTY DEED

SEC 002, LLC, a Utah limited liability company Grantor,

of State of Utah, hereby

CONVEY and WARRANT only as against all claiming by, through or under it to

T & N PROPERTIES, L.C., a Utah limited liability company Grantee

of Layton, County of Davis County, State of Utah

for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described

tract of land in Davis County, State of Utah:

A Part of the Southwest Quarter of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the east line of Eagle Industrial Park Subdivision, (also being the west line of the Carriage Cove Subdivision,) said point being North 89°53'10" East 523.58 feet along the section line and North 0°06'50" West 33.00 feet to the Point of Beginning of the Eagle Industrial Park Subdivision as shown on the plat and North 89°53'10" East 310.17 feet along the south line to the Southeast Corner of the Eagle Industrial Park Subdivision and North 0°11'20" East 300.87 feet along the east line of the Eagle Industrial Park Subdivision from the Southwest Corner of said Section 20, and running; Thence West 352.14 feet, (North 89°59'48" West 352.15 by deed) to the east right of way line of Sugar Street, (1100 West); Thence northwesterly 15.85 feet along the arc of a 408.00 foot radius curve to the left, (center bears South 61°13'08" West and long chord bears North 29°53'45" West 15.85 feet, with a central angle of 2°13'46") along the east line of Sugar Street, (1100 West); Thence northerly 186.41 feet along the arc of a 342.00 foot radius curve to the right, (center bears North 58°59'22" East and long chord bears North 15°23'43" West 184.11 feet, with a central angle of 31°13'48") along the east line of Sugar Street, (1100 West); Thence North 0°13'10" East 166.49 feet along the east line of Sugar Street, (1100 West); Thence North 89°54'40" East 409.48 feet to the east line of Eagle Industrial Park; Thence South 0°11'20" West 358.39 feet along the east line of Eagle Industrial Park to the point of beginning.
(Being a part of Lot 1, Eagle Industrial Park Subdivision.)

10-230-0008

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2018 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this Feb 9, 2018

SEC 002, LLC, a Utah limited liability company

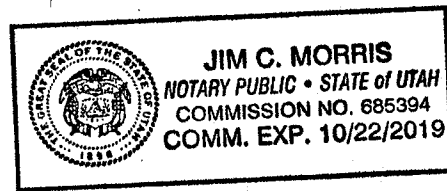
By: [Signature]
Name: CHRISTIAN FORSYTH
Its: MANAGER

STATE OF UTAH

COUNTY OF DAVIS

On the , before me, the undersigned Notary Public, personally appeared CHRISTIAN FORSYTH, of SEC 002, LLC, a Utah limited liability company, 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.

[Signature]
Jim C. Morris, Notary Public
Residing at: Davis County
My Commission Expires: October 22, 2019



(SEAL)