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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/2/2021 3:20:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR JF CAPITAL

Mail Recorded Deed and Tax Notice To:
JF Legacy Partners, LLC, a Utah limited liability company
1216 W. Legacy Crossing Blvd., Suite 300
Centerville, UT 84014



File No.: 125503-ETF

SPECIAL WARRANTY DEED

Landing Point Exchange, L.C., a Utah limited liability company (formerly known as Landing Point Apartments, L.C., but which changed its name to Landing Point Exchange, L.C. pursuant to an amendment to its Certificate of Organization filed December 12, 2019 with the Utah Division of Corporations),

GRANTOR(S) of Bountiful, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

JF Legacy Partners, LLC, a Utah limited liability company

GRANTEE(S) of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 06-336-0002 and 06-336-0003 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 8/20/2021

Landing Point Exchange, L.C.,
a Utah limited liability company

BY: [Signature]
David L. Phillips
Manager

STATE OF UTAH

COUNTY OF DAVIS

On August 20, 2021, before me, personally appeared David L. Phillips, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Landing Point Exchange, L.C., a Utah limited liability company.

[Signature]
Notary Public

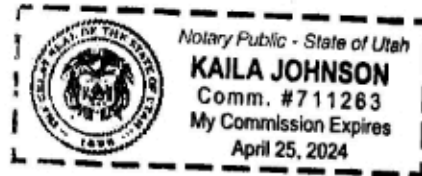


EXHIBIT A
Legal Description

PARCEL 1:

Lots 2 and 3, LEGACY CROSSING AT PARRISH LANE, according to the official plat thereof as recorded in the office of the Davis County Recorder, State of Utah, recorded October 29, 2010 as Entry No. 2563120 in Book 5141 at Page 956.

PARCEL 1A:

A non-exclusive easement over, across, through and around the Common Areas of each of Lots 1, 2, 3, 4, 5 and 6, for the purpose of providing and permitting pedestrian and vehicular ingress, egress and cross-access to adjacent lots, parcels and public rights-of-way, including without limitation, ingress, egress and cross-access for commercial delivery vehicles in accordance with truck route and pedestrian and vehicular circulation patterns as approved by Centerville City, Utah, for the subject property, as created by Declaration of Parking and Cross-Access Easement and other easements and restrictions affecting the land recorded on October 29, 2010 as Entry No. 2563121 in Book 5141 at Page 1013.