

E 3180805 B 7329 P 189-191
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/20/2019 9:44:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS A

Mail Recorded Deed and Tax Notice To:
5100 S. Eastern Avenue, LLC
46 W. Dayton Street
Pasadena, CA 91105



File No.: 113417-LMF

SPECIAL WARRANTY DEED

JSA Properties & Management, LLC

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

5100 S. Eastern Avenue, LLC, a California limited liability company

GRANTEE(S) of Pasadena, State of California

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.: 09-411-0001, 09-411-0002 and 09-411-0003 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 19 day of August, 2019.

JSA Properties & Management, LLC

BY _____
Jon S. Asay
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 19 day of August, 2019, personally appeared before me Jon S. Asay, who acknowledged himself to be the Manager of JSA Properties & Management, LLC, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

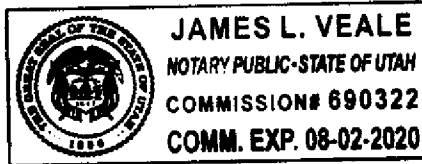


EXHIBIT A
Legal Description

Lots 1, 2 and 3, TAI PAN SUBDIVISION, according to the official plat thereof as recorded in the office of the Davis County Recorder on August 11, 2016 as Entry No. 2958230 in Book 6577 at Page 1163.