

3264085
BK 7541 PG 1975

E 3264085 B 7541 P 1975-1977
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/24/2020 1:52:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR BENNETT TUELLER JOHN

When recorded, return to:

Portofino Investments, LLC
Attention: Thomas D. Stuart
259 South Riverbend Way, Suite 102
North Salt Lake, Utah 84054

Parcel ID: 06-076-0059

SPECIAL WARRANTY DEED

Salmon Investments, LLC, a Utah limited liability company, Grantor, hereby conveys and warrants against all who legally claim by, through or under grantor, to Portofino Investments, LLC, a Utah limited liability company, Grantee, whose current address is 259 South Riverbend Way, Suite 102, North Salt Lake, Utah 84054, for the sum of \$10.00 and other valuable consideration, an undivided 50% tenant-in-common interest in and to the following parcel of real property situated in Davis County, State of Utah, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER WITH all tenements, hereditaments, and appurtenances belonging or in any wise appertaining thereto.

SUBJECT TO current taxes and assessments, zoning laws, rules and regulations, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or enforceable at law or equity.

SUBJECT FURTHER TO any and all boundary disputes, discrepancies, or claims now existing or hereafter claimed, alleged, or asserted with respect to any portion of the Property.

[Signature Page Follows]

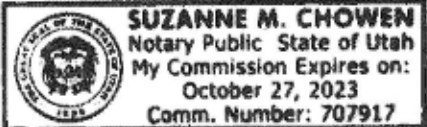
WITNESS the hand of said Grantor this 28th day of April 2020.

Salmon Investments, LLC,
a Utah limited liability company

By: Chad Salmon, Manager
Chad Salmon, Manager

STATE OF UTAH }
 } ss.
COUNTY OF DAVIS }

Chad Salmon, who is the manager of Salmon Investments, LLC, a Utah limited liability company, known to me (or proved on the basis of sufficient identification) to be the person whose name appears above, personally appeared before me and acknowledged the foregoing instrument this 28th day of April 2020.



Suzanne M. Chowen
Notary Public

My Commission Expires:
10/27/2023

Residing at:
1778 West 1180 South
Woods Cross, UT 84087

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel No: 06-076-0059

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE BETWEEN A FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER AND A FOUND BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 26, SAID POINT BEING S89°56'39"E, ALONG SAID QUARTER SECTION LINE, 602.77 FEET FROM SAID FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE S89°56'39"E 824.81 FEET; THENCE S27°16'39"E 811.20 FEET; THENCE N89°41'38"W 775.99 FEET; THENCE S28°55'21"W 45.57 FEET; THENCE N89°41'38"W 145.42 FEET; THENCE S00°15'20"W 196.23 FEET; THENCE N89°58'24"W 162.53 FEET; THENCE N00°05'20"E 3.28 FEET; THENCE S89°53'00"W 621.34 FEET TO THE EASTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE N00°19'07"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 137.42 FEET; THENCE S89°56'39"E 535.51 FEET; THENCE N00°13'19"W 814.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 862,443 SQUARE FEET OR 19.799 ACRES MORE OR LESS