

**MAIL TAX NOTICE TO:**

Wagstaff Investments, LLC, a Utah limited liability company  
3115 W. 2100 South  
West Valley, UT 84119

**SPECIAL WARRANTY DEED**

Wayne A. Belleau and Teton Investment Holding, LLC, FKA Teton Investment Holding, LP, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Wagstaff Investments, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

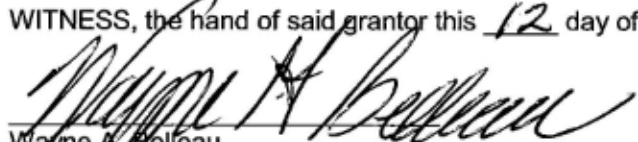
BEGINNING AT POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF 1300 NORTH STREET AND NORTH 89°54'43" WEST 2330.04 FEET ALONG THE SECTION LINE AND NORTH 00°05'17" EAST 33.98 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, AND RUNNING:  
THENCE NORTH 84°33'22" WEST 85.94 FEET ALONG SAID NORTH LINE;  
THENCE NORTH 89°54'43" WEST 169.76 FEET ALONG SAID NORTH LINE;  
THENCE NORTH 00°09'39" EAST 11.45 FEET ALONG SAID NORTH LINE;  
THENCE NORTH 89°54'43" WEST 25.60 FEET ALONG SAID NORTH LINE;  
THENCE NORTH 44°45'13" WEST 3.66 FEET TO THE EAST LINE OF 2000 WEST STREET;  
THENCE NORTH 00°09'39" EAST 383.92 FEET ALONG SAID EAST LINE TO THE FOLLOWING THREE (3) COURSES ALONG THE CLINTON CLINTON ALZHEIMER SPECIAL CARE CENTER SUBDIVISION:  
(1) SOUTH 89°40'46" EAST 97.71 FEET,  
(2) SOUTH 00°19'14" WEST 42.50 FEET,  
(3) SOUTH 89°40'46" EAST 182.95 FEET;  
THENCE SOUTH 00°18'38" EAST 362.36 FEET TO THE POINT OF BEGINNING;

"the measured state plane bearing along the basis of bearing is N00°23'55"E (DAVIS COUNTY SURVEYOR), as calculated in the NAD 1983 state plane coordinate system for the Utah North Zone."

14-003-0118 and 14-003-0119

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 12 day of May, 2021.

  
Wayne A. Belleau

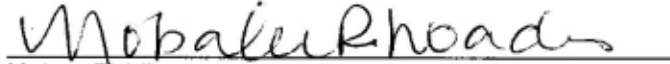
Teton Investment Holding, LLC  
formerly known as Teton Investment Holding, LP

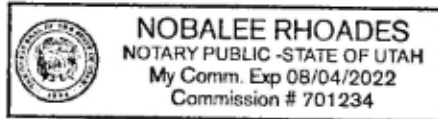
By Teton Land Company L.L.C.  
Its: Manager

By: signed in counterpart  
Spencer H. Wright, Manager

State of Utah  
County of Davis

On this 12<sup>th</sup> day of May, 2021, personally appeared before me, the undersigned Notary Public, Wayne A. Belleau, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
Notary Public  
My commission expires: 8-4-22



State of Utah  
County of Davis

~~On this \_\_\_\_\_ day of May, 2021, personally appeared before me, the undersigned Notary Public, Spencer H. Wright the Manager of Teton Land Company, L.L.C the Manager of Teton Investment Holding, LP, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.~~

~~\_\_\_\_\_  
Notary Public  
My commission expires:~~

File No.: 1106879  
Warranty Deed – Continued  
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WITNESS, the hand of said grantor this 24 day of May, 2021.

signed in counterpart  
Wayne A. Belleau

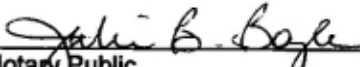
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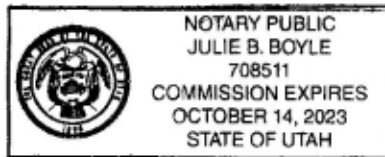
By Teton Land Company L.L.C.  
Its: Manager

By:   
Spencer H. Wright, Manager

State of Utah  
County of Davis

On this 24 day of May, 2021, personally appeared before me, the undersigned Notary Public, Spencer H. Wright the Manager of Teton Land Company, L.L.C the Manager of Teton Investment Holding, LP, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
Notary Public  
My commission expires: 10-14-2023





## **COMMUNITY DEVELOPMENT**

**2267 North 1500 West**

**Clinton, UT 84015**

Phone: (801) 614-0740

Fax: (801) 614-0752

[www.clintoncity.net](http://www.clintoncity.net)

May 6, 2021

Nobalee Rhoades  
Stewart Title of Utah, Inc  
1518 Woodland Park Dr. #600  
Layton, UT 84041

RE: Letter of Authorization for Sale of Property by metes and bounds

Dear Ms. Rhoades,

This letter of authorization acknowledges the sale of property by metes and bounds located at approximately 1318 N 2000 West in Clinton, UT (Parcel No. 14-003-0118 and as described in Title Commitment No. 1106879 with Stewart Title of Utah, Inc.). A plat will be required prior to development of the property and to any building permits being issued.

If you have any questions or require additional information, please contact me at (801) 614-0740 or via email at [vclaussen@clintoncity.com](mailto:vclaussen@clintoncity.com).

Sincerely,

A handwritten signature in cursive script that reads "Valerie Claussen".

Valerie Claussen, MPA, AICP  
Community Development Director