

Mail Recorded Deed & Tax Notice To:
West Valley School Development II, LLC, a Utah limited liability company
290 North Flint Street, Suite A
Kaysville, UT 84037



File No.: 162263-DMP

WARRANTY DEED

Richard L. Defa and Robyn R. Defa, or their successors, Trustees of The Richard and Robyn Defa Trust,
u/a/d September 20, 2013,

GRANTOR(S), of West Valley City, State of Utah, hereby Conveys and Warrants to

West Valley School Development II, LLC, a Utah limited liability company,

GRANTEE(S), of Kaysville, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 20-02-478-001 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 19th day of October, 2023.

The Richard and Robyn Defa Trust, u/a/d
September 20, 2013

BY: Richard L. Defa
Richard L. Defa
Trustee
BY: Robyn R. Defa
Robyn R. Defa
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 19th day of October, 2023, before me, personally appeared Richard L. Defa, 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 as Robyn R. Defa on behalf of The Richard and Robyn Defa Trust, u/a/d September 20, 2013.

Lisa N. Kimmel
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 19th day of October, 2023, before me, personally appeared Robyn R. Defa, 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 as Richard L. Defa on behalf of The Richard and Robyn Defa Trust, u/a/d September 20, 2013.

Lisa N. Kimmel
Notary Public



EXHIBIT A
Legal Description

Beginning at the Southeast corner of Lot 7, Cape Cod Estates Phase 1 Subdivision; said point being located South 0°07'46" East along section line 1320.30 feet and West 53.00 feet from the East Quarter Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence South 00°07'46" East along the westerly right-of-way line of 5600 West Street a distance of 802.70 feet to the Northerly line of the Questar Gas parcel; thence South 89°52'14" West 118.88 feet along said Northerly line to the Denver & Rio Grande Western Railroad right-of-way; thence North 50°03'24" West along the Northeasterly right-of-way line of said railroad a distance of 1,246.57 feet to the Southwest corner of Lot 311, Cape Cod Estates Phase 3 Subdivision; thence North 89°51'35" East along the Southerly line of said Cape Cod Estates Phase 3 and Phase 1 Subdivisions a distance of 1,072.79 feet to the point of beginning.