

WHEN RECORDED RETURN TO:

Quarry Village Owners, LLC, a Utah limited liability company
1794 Olympic Parkway
Park City, UT 84098
Tax ID No.: 020260067

WARRANTY DEED

Christensen & Larson Investment Company, a Utah Corporation, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Quarry Village Owners, 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:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 382 North Frontage Road, Centerville, UT

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 16th day of February, 2016.


CHRISTENSEN & LARSON INVESTMENT
COMPANY, A UTAH CORPORATION

By: 

Keith S. Christensen,

State of Utah
County of Salt Lake

The foregoing instrument was acknowledged before me this 16th day of February, 2016 by Keith S. Christensen, President on behalf of Christensen & Larson Investment Company, a Utah Corporation.


Notary Public

My commission expires: 4/25/19

File Number: 68110



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 : (02-026-0067)

A part of the Southwest Quarter of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian, County of Davis, State of Utah, more particularly described as follows: Beginning at a point on the East line of the Utah Department of Transportation Right of Way, said point being North 00°05'33" West 2414.21 feet along the Section line and North 89°54'27" East 824.21 feet along the Section line and South 0°05'58" East 2.50 feet from the Southwest Corner of said Southwest Quarter of Section 7; and running thence Southerly along said Right of Way line the next two (2) courses: 1) South 00°05'58" East 48.82 feet; 2) along the arc of a curve to the right through a central angle of 07°25'13" an arc distance of 111.19 feet and a radius of 858.51 feet (chord bears South 03°36'39" West 111.11 feet); thence departing said East line and running South 77°26'24" East 257.76 feet to the West line of Marketplace Drive; thence North 00°06'15" West 181.18 feet along said West line to the South line of property conveyed to Centerville City by that certain Special Warranty Deed, recorded August 15, 1995, as Entry No. 1194112, in Book 1905, at Page 297; thence along said South line to the following two courses: North 45°06'06" West 49.50 feet; and South 89°54'02" West 209.29 feet to the East line of the Interstate 15 Frontage Road and the point of beginning.

Excepting there from all oil, gas, minerals, and ores situated in, upon, or under the above described tract of land, together with all rights in connection with or relative to the exploration, mining, removal or sale of the same.

Parcel 1A :

Cross Easement Agreement, dated April 22, 1999, and recorded May 10, 1999, as Entry No. 1512377, in Book 2496, at Page 1397, described as follows: Beginning at the Northwest Corner of Lot 11, Centerville Marketplace Subdivision, a subdivision being a part of the Southwest Quarter of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and as filed in Book 1837 of Plats, at Page 32, of Davis County Records, State of Utah, said point being on the arc of a 858.51 foot radius curve to the left the radius point of which bears North 82°40'43" West; thence Northerly along the arc of said curve 46.67 feet through a central angle of 3°06'52"; thence South 46°48'01" East 84.04 feet; thence South 77°26'24" East 69.47 feet; thence South 12°33'36" West 46.97 feet; thence North 77°38'13" West 57.20 feet to the point of an 85.00 foot radius curve to the right, the radius point of which bears North 12°21'47" East; thence Northerly along the arc of said curve 52.37 feet through a central angle of 35°17'58"; thence North 42°20'15" West 27.23 feet to the point of a 30.00 foot radius curve to the left, the radius point of which bears South 47°39'45" West; thence Northwesterly along the arc of said curve 7.75 feet through a central angle of 14°47'59" to a point on an 858.51 foot radius curve to the left the radius point of which bears North 82°04'42" West, said point also being on the West line of said Lot 11; thence Northerly along the arc of said curve 8.99 feet through a central angle of 0°36'01" to the point of beginning.

The following is shown for information purposes only: 02-026-0067