

RETURNED

JUL 06 2016

Special Warranty Deed - continued

2949942  
BK 6552 PG 140

E 2949942 B 6552 P 140-143  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
07/06/2016 11:00 AM  
FEE \$17.00 Pgs: 4  
DEP RT REC'D FOR DAVE ADAMS

AFTER RECORDING RETURN TO:  
Terraventure Holdings LTD  
475 North 300 West Suite 204  
Kaysville, Utah 84037

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

A.P.N.: 12-109-0329, 12-109-0330

**Terra Basin LLC, a Utah limited liability company**, Grantor, of **Kaysville, Davis** County, State of **UT**, hereby CONVEYS AND WARRANTS to

**Terraventure Holdings. Ltd, a Utah general partnership**, Grantee, of **Kaysville, Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

**See Exhibit A**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2016 and thereafter.

Witness, the hand(s) of said Grantor(s), this **July 5<sup>th</sup>**, 2016 .

Terra Basin LLC

By: \_\_\_\_\_

Name: J. Stuart Adams

Title: Manager

STATE OF Utah )  
 )ss.  
County of Davis )

On July 5<sup>th</sup>, 2016, before me, the undersigned Notary Public, personally appeared J. Stuart Adams, the Manager of **Terra Basin LLC**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 08-07-2016

Nicole Wilcox  
Notary Public

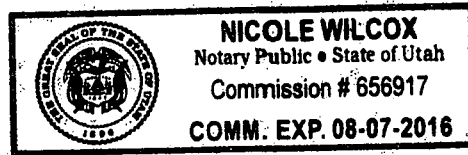


EXHIBIT "A "

Escrow No. **023-5744065 (CP)**  
A.P.N.: **12-109-0317**

PARCEL 1: 12-109-0330

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN;

BEGINNING AT A POINT LOCATED NORTH 89°49'38" WEST 220.44 FEET ALONG QUARTER SECTION LINE FROM THE EAST QUARTER CORNER SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; RUNNING THENCE NORTH 89°49'38" WEST 2431.08 FEET ALONG THE QUARTER SECTION LINE TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER SAID SECTION 24, THENCE NORTH 00°10'31" EAST 87.13 FEET ALONG THE QUARTER SECTION LINE TO THE SOUTH LINE OF PROPERTY CONVEYED IN QUIT-CLAIM DEED RECORDED DECEMBER 19, 2007 AS ENTRY NO. 2328660 IN BOOK 4432 AT PAGE 226; SAID POINT BEING ON A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID ARC A DISTANCE OF 19.05 FEET (RADIUS 1044.00 FEET, CHORD BEARS SOUTH 76°54'58" EAST 19.05 FEET) TO A CURVE TO THE LEFT; THENCE ALONG SAID ARC A DISTANCE OF 247.59 FEET (RADIUS 1056.00 FEET CHORD BEARS SOUTH 83°06'37" EAST 247.02 FEET); THENCE SOUTH 89°49'37" EAST 129.98 FEET; THENCE NORTH 87°16'54" EAST 118.95 FEET; THENCE SOUTH 89°49'37" EAST 1663.63 FEET TO THE MOST WESTERLY POINT OF PROPERTY CONVEYED IN QUIT-CLAIM DEED RECORDED AUGUST 10, 2009 AS ENTRY NO. 2473936 BOOK 4835 PAGE 468; THENCE ALONG SAID LINE SOUTH 83°12'23" EAST 256.66 FEET; THENCE SOUTH 00°11'10" WEST 30.05 FEET TO THE POINT OF BEGINNING.

PARCEL 2: 12-109-0329

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN;

BEGINNING AT A POINT LOCATED NORTH 89°49'38" WEST 33.00 FEET ALONG THE QUARTER SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; RUNNING THENCE NORTH 89°49'38" WEST 187.44 FEET ALONG THE QUARTER SECTION LINE, THENCE NORTH 00°11'10" EAST, 42.56 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF PROPERTY CONVEYED IN QUIT-CLAIM DEED RECORDED DECEMBER 19, 2007 AS ENTRY NO. 2328660 IN BOOK 4432 AT PAGE 226; THENCE ALONG SAID PROPERTY THE FOLLOWING TWO COURSES AND DISTRICT: (1) SOUTH 85°59'43" EAST 64.02 FEET AND (2) SOUTH 89°59'22" EAST 124.42 FEET; THENCE SOUTH 00°11'10" WEST 39.03 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION THAT WAS GRANTED TO LAYTON CITY CORPORATION IN QUIT-CLAIM DEED RECORDED AUGUST 10, 2009 AS ENTRY NO. 2473936 IN BOOK 4835, PAGE 468 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE SALT LAKE MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 89°49'37" WEST AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°49'37" WEST 20.48 FEET ALONG SAID SECTION LINE;  
THENCE LEAVING SAID SECTION LINE NORTH 00°11'10" EAST 19.49 FEET;  
THENCE NORTH 89°49'37" WEST 94.47 FEET;  
THENCE NORTH 2.50 FEET;  
THENCE NORTH 83°12'23" WEST 329.45 FEET TO THE EXISTING BOUNDARY WITH LAYTON CITY PROPERTY;  
THENCE ALONG SAID PROPERTY THE FOLLOWING TWO COURSES:  
SOUTH 85°59'43" EAST 318.50 FEET;

First American Title Insurance Agency, LLC

10/30/2015  
Escrow No.: 023-5744065 (CP)

SOUTH 89°59'22" EAST 124.43 FEET;  
THENCE SOUTH 00°11'10" WEST 39.04 FEET TO THE POINT OF BEGINNING.