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RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Ray Quinney & Nebeker P.C.
Attn: A.J. Green
36 South State Street, Suite 1400
Salt Lake City, Utah 84111

E 3067722 B 6921 P 458-460
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/29/2017 11:02 AM
FEE \$16.00 Pgs: 3
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TAX PARCEL NOS. 01-103-0001;
01-103-0022; & 01-103-0024

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, **NEON RAVE, LLC**, an Oklahoma limited liability company ("**Grantor**"), hereby CONVEYS to **GRNOBL, L.C.**, a Utah limited liability company, as to an undivided 50% tenant in common interest; to **SEC 062, LLC**, a Utah limited liability company, as to an undivided 45% tenant in common interest; and to **DUCOMI, LLC**, a Utah limited liability company, as to an undivided 5% tenant in common interest (collectively, "**Grantee**"), all of Grantor's right, title and interest, if any, in and to the real property situated in Davis County, Utah, as further described on "**Exhibit A**" attached hereto and made a part hereof (the "**Property**").

TOGETHER with the tenements, hereditaments and appurtenances, including easements, minerals, mineral rights, waters, and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, and subject to any and all existing easements, rights of way, encumbrances, and other matters of record with the office of the Davis County Recorder.

Grantor does covenant with the Grantee and its assigns that Grantor will warrant and defend the Property to the Grantee and its assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, subject to the matters above set forth.

Dated as of the 28 day of December, 2017.

01-103-0001
01-103-0022
01-103-0024

GRANTOR:

NEON RAVE, LLC, an Oklahoma limited liability company

By: John Titsworth
Name: John Titsworth
Title: Managing Member

STATE OF Oklahoma)
COUNTY OF Pittsburg)

On the 28 day of December, 2017, the foregoing Special Warranty Deed was acknowledged before me by John Fitzworth in his/her capacity as Managing Member of Neon Rave, LLC, an Oklahoma limited liability company.

Michelle K. Kerns
Notary Public

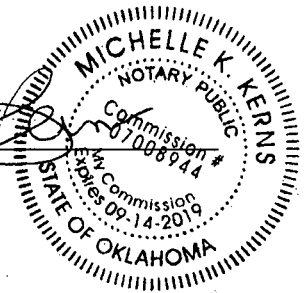


Exhibit "A"
to
SPECIAL WARRANTY DEED

Legal Description of Property

The property, which consists of three (3) parcels, is located in Davis County, Utah, and is more particularly described as follows:

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTH LINE OF CUDAHY LANE AT A POINT SOUTH 0°06' EAST 40 FEET FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°50' EAST 217.43 FEET; THENCE SOUTH 0°06' EAST 850 FEET; THENCE NORTH 89°50' WEST 217.43 FEET; THENCE NORTH 0°06' WEST 850 FEET TO THE POINT OF BEGINNING. (01-103-0001)

PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 0°06' WEST (NORTH 0°06'27" WEST) 1152.823 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID NW1/4; ALL IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN AND RUNNING THENCE NORTH 0°06' WEST (NORTH 0°06'27" WEST) 620.76 FEET ALONG SAID SECTION LINE; THENCE SOUTH 89°50' EAST (SOUTH 89°50'07" EAST) 623.67 FEET; THENCE NORTH 0°06' WEST (NORTH 0°06'27" WEST) 436.43 FEET, MORE OR LESS, TO THE TRACT CONVEYED BY QUIT CLAIM DEED RECORDED DECEMBER 9, 1996 AS ENTRY NO. 1291953 IN BOOK 2072, AT PAGE 277; THENCE NORTH 25°35'4" EAST 69.20 FEET; THENCE SOUTH 0°06' EAST (SOUTH 0°06'27" EAST) 935.04 FEET; THENCE NORTH 89°50' WEST (NORTH 89°50'07" WEST) 27.84 FEET; THENCE SOUTH 0°06' EAST (SOUTH 0°06'27" EAST) 182.12 FEET; THENCE SOUTH 89°56' WEST 625.82 FEET TO THE POINT OF BEGINNING. (01-103-0022)

PARCEL 3:

BEGINNING ON THE NORTH LINE OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AT A POINT 683.67 FEET EAST (SOUTH 89°50'07" EAST) OF THE NORTHWEST CORNER OF SECTION 11, AND RUNNING THENCE EAST (SOUTH 89°50'07" EAST) 30.00 FEET; THENCE SOUTH (SOUTH 0°06'27" EAST) 346.70 FEET; THENCE SOUTH 25°35'04" WEST 138.40 FEET; THENCE NORTH (NORTH 0°06'27" WEST) 69.20 FEET; THENCE NORTH 25°35'04" EAST 69.20 FEET; THENCE NORTH (NORTH 0°06'27" WEST) 340 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THE NORTH 40 FEET THEREOF AS CONVEYED TO DAVIS COUNTY, STATE OF UTAH, FOR HIGHWAY PURPOSES BY THAT CERTAIN QUIT CLAIM DEED RECORDED JULY 8, 1963 AS ENTRY NO. 253942 IN BOOK 271, AT PAGE 253.
(01-103-0024)