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BK 7034 PG 680

E 3098596 B 7034 P 680-682  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
6/12/2018 2:53:00 PM  
FEE \$15.00 Pgs: 3  
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-N

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Aero Luxury Townhomes, LLC  
1787 West 2320 South  
Salt Lake City, Utah 84119

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

## **SPECIAL WARRANTY DEED**

Escrow No: **NCS-902616-SLC1 (jt)**  
A.P.N.: **09-035-0048, 09-035-0049**

**Parley's Partners, LLC, a Utah Limited Liability Company and Parleys Partners, LLC, a Utah Limited Liability Company**, Grantor, of **Salt Lake City , Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Aero Luxury Townhomes LLC, a Utah limited liability company**, Grantee, of **Salt Lake City , Salt Lake** County, State of **Utah**, 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**:

### **PARCEL 1:**

**BEGINNING AT A POINT SOUTH 0°03' WEST 125.0 FEET ALONG THE SECTION LINE AND NORTH 89°52' WEST 458.6 FEET AND SOUTH 81°13' WEST 511.0 FEET AND SOUTH 0°17' WEST 345.91 FEET AND SOUTH 89°52' EAST 3.69 FEET AND SOUTH 0°52'32" WEST 255.65 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF LAYTON, AND RUNNING THENCE SOUTH 0°52'32" WEST 198.01 FEET; THENCE NORTH 89°40'48" WEST 290.01 FEET TO THE EAST LINE OF 400 WEST STREET; THENCE NORTH 0°17' EAST 198.00 FEET; THENCE SOUTH 89°52' EAST 292.06 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH A NONEXCLUSIVE RIGHT OF WAY IN PERPETUITY OVER THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 400 WEST STREET; SAID POINT BEARING SOUTH 0°03'00" WEST 125.00 FEET ALONG THE SECTION LINE; NORTH 89°52'00" WEST 458.6 FEET; SOUTH 81°13'00" WEST 511.00 FEET; SOUTH 0°17'00" WEST 345.91 FEET; SOUTH 89°52'00" EAST 3.69 FEET AND SOUTH 0°52'32" WEST 453.66 FEET AND NORTH 89°40'48" WEST 290.01 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8; RUNNING THENCE SOUTH 89°40'48" EAST 55.00 FEET; THENCE SOUTH 0°17'00" WEST 55.00 FEET; THENCE NORTH 89°40'48" WEST 55.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 0°17'00" EAST 55.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.**

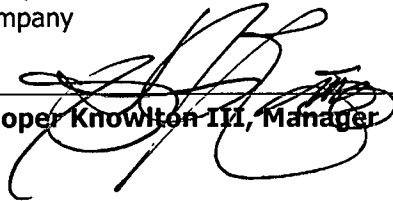
**PARCEL 2:**

**A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 0°03' WEST 125.00 FEET ALONG THE SECTION LINE, NORTH 89°52' WEST 458.6 FEET; SOUTH 81°13' WEST 511.00 FEET, SOUTH 0°17' WEST 345.91 FEET; SOUTH 89°52' EAST 3.69 FEET AND SOUTH 0°52'32" WEST 453.66 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8, RUNNING THENCE SOUTH 0°52'32" WEST 52.26 FEET; THENCE SOUTH 52°03'47" WEST 165.82 FEET, THENCE SOUTH 82°39'25" WEST 160.62 FEET TO THE EAST RIGHT OF WAY LINE OF 400 WEST STREET; THENCE NORTH 0°17'00" EAST 176.35 FEET ALONG SAID LINE, THENCE SOUTH 89°40'48" EAST 290.01 FEET TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2018** and thereafter.

Witness, the hand(s) of said Grantor(s), this June 12, 2018 .

Parley's Partners, LLC, a Utah Limited Liability Company

  
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Hooper Knowlton III, Manager

Parleys Partners, LLC, a Utah Limited Liability Company

  
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Hooper Knowlton III, Manager

