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BK 7109 PG 203

E 3119713 B 7109 P 203-204  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/28/2018 9:40:00 AM  
FEE \$12.00 Pgs: 2  
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:  
First American Title Insurance Company  
585 West 500 South, Suite 100  
Bountiful, UT 84010  
(801)298-2400

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
2230 Provo River, LLC  
8215 South Pine Spring Cove  
Sandy, UT 84093

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

## SPECIAL WARRANTY DEED

Escrow No: **331-5913086 (LR)**  
A.P.N.: **06-037-0180**

**Hotel Developer - - Bountiful, LLC**, Grantor, of **Bountiful , Davis** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**2230 Provo River, LLC**, Grantee, of **Sandy , 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**:

**A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE WEST LINE OF 500 WEST STREET, SAID POINT BEING NORTH 00°08'30" WEST 1943.51 FEET ALONG THE SECTION LINE, AND SOUTH 89°51'30" WEST 161.15 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 00°22'48" EAST 1547.01 FEET ALONG THE CENTERLINE OF 500 WEST STREET, AND NORTH 89°37'12" WEST 40.00 FEET FROM THE CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF 400 NORTH STREET AND 500 WEST STREET; AND RUNNING THENCE NORTH 89°37'12" WEST 310.38 FEET; THENCE NORTH 65°05'01" WEST 29.67 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 AND A 2776.90 FOOT RADIUS CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 64°20'25" EAST); THENCE ALONG THE ARC OF SAID CURVE 1.75 FEET; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING TWO COURSES: NORTH 27°58'50" EAST, A DISTANCE OF 277.61 FEET TO A U.D.O.T. RIGHT OF WAY MARKER ON SAID EAST LINE AND NORTH 32°30'37" EAST, A DISTANCE OF 245.40 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY, SOUTH 89°35'53" EAST, A DISTANCE OF 67.50 FEET TO A U.D.O.T. RIGHT OF WAY MARKER ON THE WEST LINE OF 500 WEST LINE OF 500 WEST STREET; THENCE SOUTH 00°22'48" WEST, A DISTANCE OF 283.53 FEET ALONG SAID WEST LINE OF 500 WEST STREET; THENCE SOUTH 89°22'27" EAST, A DISTANCE OF**

A.P.N.: 06-037-0180

Special Warranty Deed - continued

File No.: 331-5913086 (LR)

**10.00 FEET TO A U.D.O.T. RIGHT OF WAY MARKER ON THE WEST LINE OF 500 WEST STREET;  
THENCE SOUTH 00°22'48" WEST, A DISTANCE OF 184.13 FEET ALONG SAID WEST LINE, 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 **September 28, 2018** .

Hotel Developer - - Bountiful, LLC

By: Ball Enterprises, Inc., an Idaho corporation,  
its Manager

By: Christi Ball

Name: Christi Ball

Title: President

STATE OF Utah )  
County of Blaine ) ss.

On September 28, 2018, before me, the undersigned Notary Public, personally appeared **Christi Ball President of Ball Enterprises, Inc., an Idaho corporation as manager for Hotel Developer - - Bountiful, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Linda L Ruparcic  
Notary Public

My Commission Expires:

June 03, 2019

