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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/22/2018 1:55:00 PM
FEE \$16.00 Pgs: 3
DEP eCASH REC'D FOR FOUNDERS TITLE CO - LA

Founders Title Company of Davis 17-023030

MAIL TAX NOTICE TO:
COMPASS HOLDINGS DEVELOPMENT, LLC,
a Utah limited liability company
854 N. 240 E.
Kaysville, UT 84037

11-036-0051
11-036-0031
11-036-0052

SPECIAL WARRANTY DEED

FROST FAMILY REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPANY Grantor,

of County of Davis County, State of Utah, hereby

CONVEY and WARRANT only as against all claiming by, through or under it to

COMPASS HOLDINGS DEVELOPMENT, LLC, a Utah limited liability company Grantee

of KAYSVILLE, County of Davis County, State of Utah

for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described

tract of land in Davis County, State of Utah:

See EXHIBIT "A" attached hereto and made a part hereof

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and matters that would be disclosed by a physical inspection of the property and taxes for the year 2019 and thereafter.

Also subject to matters arising by, through or under Grantee.

Also subject to Trust Deed dated April 10, 2015 and recorded April 13, 2015 as Entry Number 2859852 in Book 6244 at Page 1038 of official records, as well as that certain Trust Deed dated July 25, 2018 and recorded July 27, 2018 as Entry Number 31074575 in Book 7065 at Page 623 of officials records. (Said Trust Deeds affect a small portion of the property described herein.)

WITNESS, the hand(s) of said Grantor(s), this OCT. 19, 2018

FROST FAMILY REAL ESTATE, LLC, A UTAH
LIMITED LIABILITY COMPANY

BY: Lisa F. Wirthlin
Name: LISA F. WIRTHLIN
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 19th of October, 2018, before me, the undersigned Notary Public, personally appeared Name: Lisa F. Wirthlin, Its: Manager of FROST FAMILY REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPANY, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Janet H. Hancock
Notary Public
Residing at: _____
My Commission Expires _____

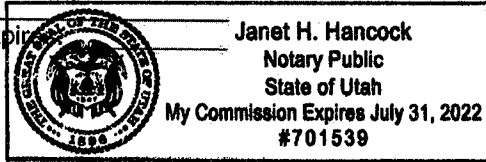


Exhibit "A"

Beginning at the Northeast Corner of Bromsfield Subdivision, said point being on the south line of Layton City, the south line of Twin Peaks Cove No. 3 Subdivision, and the section line at a point South 89°50'45" East 1960.90 feet along the section line from the Northwest Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running; thence South 89°50'45" East 672.84 feet along the south line to the Southeast Corner of Layton City, the south line to the Southeast Corner of Twin Peaks Cove No. 3 Subdivision, and along the quarter section line to the North Quarter Corner of said Section 25; thence South 0°15'44" West 929.80 feet along the quarter section line; thence North 89°50'45" West 2291.04 feet to the east line of the east Frontage Road of U.S. Highway 89 (Mountain Road); thence North 0°35'45" West 23.26 feet along the east line of the East Frontage Road of State Highway No. 89, (Mountain Road); thence South 89°50'15" West 70.00 feet along the north line of the East Frontage Road of State Highway No. 89, (Mountain Road) to the east line of State Highway No. 89, (Mountain Road); thence North 0°35'45" West 472.00 feet along the east line of State Highway No. 89, (Mountain Road) to the south line of the East Frontage Road of State Highway No. 89, (Mountain Road); thence North 89°50'15" East 60.00 feet along the south line to the Southeast Corner of the East Frontage Road of State Highway No. 89, (Mountain Road); thence North 0°35'45" West 184.66 feet along the east line of the East Frontage Road of State Highway No. 89, (Mountain Road) to the Southwest Corner of Bromsfield Subdivision; thence South 89°50'45" East 1638.71 feet along the south line to the Southeast Corner of Bromsfield Subdivision; thence North 0°11'10" East 250.00 feet along the east line of Bromsfield Subdivision to the point of beginning.

Together with the right of access to the nearest roadway of highway over and across Easterly and Westerly right of way lines, as provided for by Warranty Deed, recorded March 27, 1947, as Entry No. 97099, in Book 2-C, at Page 418, and as modified by Agreement for Change of Access Openings, recorded August 11, 1948, as Entry No. 103372, in Book R of Liens and Leases: at Pages 388 and 389, of Official Records of Davis County, State of Utah.

Less & excepting therefrom the following:

Beginning at a point South 89°50'45" East 1935.15 feet along the section line and South 0°09'15" West 379.28 feet from the Northwest Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running; thence South 0°09'15" West 131.16 feet; thence North 89°51'35" West 350.83 feet; thence North 0°08'25" East 2.91 feet; thence northerly 120.73 feet along the arc of a 172.50 foot radius curve to the right, (center bears South 89°51'35" East and long chord bears North 20°11'23" East 118.28 feet, with a central angle of 40°05'56"); thence northerly 21.58 feet along the arc of a 227.50 foot radius curve to the left, (center bears North 49°45'39" West and long chord bears North 37°31'19" East 21.57 feet, with a central angle of 5°26'04"); thence South 89°51'35" East 297.21 feet to the point of beginning.

Less & excepting therefrom the following:

Beginning at a point South 89°50'45" East 1935.15 feet along the section line and South 0°09'15" West 510.44 feet from the Northwest Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running; thence South 0°09'15" West 162.22 feet; thence North 89°51'35" West 333.92 feet; thence northwesterly 44.48 feet along the arc of a 227.50 foot radius curve to the left, (center bears South 52°35'24" West and long chord bears North 43°00'39" West 44.41 feet, with a central angle of 11°12'07"); thence northerly 18.68 feet along the arc of a 15.00 foot radius curve to the right, (center bears North 41°23'17" East and long chord bears North 12°56'14" West 17.50 feet, with a central angle of 71°20'57"); thence northerly 89.72 feet along the arc of a 227.50 foot radius curve to the left, (center bears North 67°15'46" West and long chord bears North 11°26'19" East 89.14 feet, with a central angle of 22°35'49"); thence North 0°08'25" East 25.36 feet; thence South 89°51'35" East 350.83 feet to the point of beginning.

Less and excepting therefrom all that portion of property conveyed to Mutton Hollow Improvement District, a public corporation of the State of Utah, by Warranty Deed, recorded February 24, 1966, as Entry No. 295927, in Book 338, at Page 641, and more particularly described as follows: A part of the Northwest Quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is 1960.9 feet East, 250 feet South and 60 feet East from the Northwest corner of said Section 25; and running thence East 75 feet; thence North 75 feet; thence West 75 feet; thence South 75 feet to the point of beginning.