

Recording Requested by:
First American Title Insurance Company
6340 South 3000 East, Suite 100
Cottonwood Heights, UT 84121
(801)562-1121

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Hillside Assets LLC
25661 Ashby Way
Lake Forest, CA 92630

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

SPECIAL WARRANTY DEED

(CORPORATE FORM)

Escrow No. **061-5899907 (PE)**
A.P.N.: **10-029-0098**

JD Capital Group, LLC a corporation organized and existing under the laws of the State of Utah with its principal office at **1190 Wintergreen Court, Alpine, UT 84004** of **Utah** County, State of **Utah**, grantor(s) hereby CONVEY(S) AND WARRANT(S) against all claiming by, through or under it to

of **Hillside Assests, LLC** – 80.00%, Arden Limited Partnership – 1.00%, Ashby LLC – 19.00%, as tenants in common Grantee of **Lake Forest, California** , for the sum of Ten DOLLARS, the following described tract of land in **Davis** County, State of **UT**:

BEGINNING AT A POINT NORTH 908.62 FEET AND EAST 922.57 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; SAID POINT BEING THE INTERSECTION OF THE SOUTH LINE OF HIGHWAY 91 AND THE WEST LINE OF 1120 NORTH STREET, AND RUNNING THENCE SOUTH 38°27'50" WEST 145.00 FEET ALONG THE WEST LINE OF 1120 NORTH STREET; THENCE NORTH 51°32'10" WEST 230.00 FEET; THENCE NORTH 38°27'50" EAST 145.56 FEET TO A POINT ON THE SOUTH LINE OF HIGHWAY 91; THENCE SOUTH 51°23'50" EAST 230.00 FEET ALONG SAID SOUTH LINE OF HIGHWAY 91 TO THE POINT OF BEGINNING.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this Thirty First day of January, 2019. A.D.

JD Capital Group, LLC

By: 

David B. Ashby, Managing Member

By: 

Jody L. Ashby, Managing Member

STATE OF Utah)
County of Salt Lake) ss.

On January 31, 2019, before me, the undersigned Notary Public, personally appeared David B. Ashby and Jody L. Ashby, as Managing Members of **JD Capital Group, 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.

My Commission Expires: 9.28.19



Notary Public

