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BK 7244 PG 285

E 3154453 B 7244 P 285-288
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/18/2019 11:32:00 AM
FEE \$16.00 Pgs: 4
DEP eCASH REC'D FOR NATIONAL TITLE AGEN

Mail Tax Notices to:
GBDB of Utah, L.C.
2280 South Main Street
Salt Lake City, UT 84115
Attn: David Williams

and

NHRCT LLC
c/o W Property Management
500 Bicentennial Way, Suite 310
Santa Rosa, CA 95403

When Recorded mail to:
Kenneth Rogers
361 School Road
Novato, CA 94945

Escrow No. 19-3199AB

[PARCEL ID 14-352-0007]

Special Warranty Deed

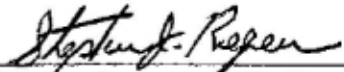
Kenneth Rogers and Stephen Rogers, as Co-Trustees of the Child's Trust Share F/B/O Nancy Bernheim Rogers of the Bernheim Family Trust, u/a/d 7/23/73, as amended, GRANTORS, hereby convey and warrant against all claiming by, through, or under them to NHRCT LLC, a California limited liability company, GRANTEE, for the sum of TEN DOLLARS and other good and valuable consideration, the following described property situated in the County of Davis, State of Utah:

See EXHIBIT "A" attached hereto and by this reference made a part hereof.

SUBJECT TO easements, covenants, restrictions, rights-of-way and reservations appearing of record, and taxes for the year 2019, and thereafter.

DATED this this 18th day of April, AD, 2019.

[Signatures on following pages.]



Stephen Rogers, as Co-Trustee of the
Child's Trust Share F/B/O Nancy Bernheim
Rogers of the Bernheim Family Trust, u/a/d
7/23/73, as amended

State of Arizona)
County of Coconino)ss.

On the 12th day of April, 2019, personally appeared before me Stephen Rogers, Co-Trustee of The Child's Trust Share F/B/O Nancy Bernheim Rogers of the Bernheim Family Trust, u/a/d 7/23/73, as amended, the signer of the within instrument who duly acknowledged to me that he executed the above instrument.





NOTARY PUBLIC

Exhibit "A"
Legal Description

PARCEL 1:

Lot 7, Clinton Pines Subdivision Phase 2, according to the official plat thereof, as recorded in the office of the Davis County Recorder.

PARCEL 2:

Access Easement by and between Wal-Mart Real Estate Business Trust, a Delaware statutory trust and NovaSource Utah, L.C., a Utah limited liability company recorded January 23, 2004 as Entry No. 1955713 in Book 3461 at Page 408 of Official Records.

PARCEL 3:

License Agreement by and between America First Federal Credit Union and NovaSource Utah, L.C., a Utah limited liability company recorded January 27, 2004 as Entry No. 1956793 in Book 3463 at Page 1081 of Official Records.