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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/13/2019 3:58:00 PM
FEE \$40.00 Pgs: 5
DEP eCASH REC'D FOR COTTONWOOD TITLE INS A

Mail Recorded Deed and Tax Notice To:
CW The Marilyn, LLC, a Utah limited liability company
1222 West Legacy Crossing Blvd., Suite 6
Centerville 84014



File No.: 112032-CAF

SPECIAL WARRANTY DEED

Scott F. Lloyd and Marilyn H. Lloyd, as Trustees of the Scott F. Lloyd Family Living Trust, under trust agreement dated September 21, 2004

GRANTOR(S) of Fruit heights, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

CW The Marilyn, LLC, a Utah limited liability company

GRANTEE(S) of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 07-082-0021 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances and the following DEED RESTRICTION listed as EXHIBIT B

Dated this 13th day of September, 2019.

Scott F. Lloyd Family Living Trust, under trust
agreement dated September 21, 2004


BY: Scott F. Lloyd
Scott F. Lloyd
Trustee

BY: Marilyn H. Lloyd
Marilyn H. Lloyd
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On the 13th day of September, 2019, personally appeared before me Scott F. Lloyd and Marilyn H. Lloyd, as Trustee(s) of Scott F. Lloyd Family Living Trust, under trust agreement dated September 21, 2004, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.



Notary Public



EXHIBIT A
Legal Description

Beginning East 2015.0 feet, South 27°34' West 218.2 feet and South 35°43' West 699.8 feet from the Northwest corner of the Southwest quarter of Section 1, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running thence South 35°43' West 306.9 feet; thence North 54°17' West 512.5 feet to the East line of Highway #89; thence Northerly along the East arc (of a 00°45' curve to the left) 149 feet, more or less; thence North 48°20' East 179.3 feet; thence South 54°17' East 570 feet to the point of beginning.

EXHIBIT B

DEED RESTRICTION

The Property shall not be used for either (i) commercial purposes and/or (ii) single-family density in excess of twenty (20) lots without the prior written approval of the Trustee(s) of the Scott F. Lloyd Family Living Trust, under trust agreement dated September 21, 2004, which approval shall not be unreasonably withheld.