

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Rainey Development, Inc., a Utah  
corporation  
259 East 500 south  
Bountiful, UT 84010

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

## **SPECIAL WARRANTY DEED**

Escrow No: **NCS-991727-SLC1 (ami)**  
A.P.N.: **04-047-0129**

**Keller Family Properties, LLC, a Utah limited liability company**, Grantor, of **St. George , WASHINGTON** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Rainey Development, Inc., a Utah corporation**, Grantee, of **Bountiful , 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**:

### **PARCEL 1 (PLAT BOUNDARY DESCRIPTION):**

**BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BOUNTIFUL BOULEVARD AT A POINT THAT IS SOUTH 00°55'39" WEST 530.21 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 1992.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 48°52'40" WEST 642.14 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE NORTH 53°14'00" EAST 153.61 FEET; THENCE SOUTH 60°59'54" EAST 100.00 FEET; THENCE NORTH 41°07'20" EAST 476.27 FEET; THENCE SOUTH 23°45'39" EAST 188.64 FEET; THENCE SOUTH 00°40'13" WEST 275.15 FEET; THENCE SOUTH 31°43'42" WEST 83.00 FEET; THENCE SOUTH 00°50'18" WEST 230.88 FEET; THENCE SOUTH 41°07'20" WEST 100.00 FEET TO SAID SOUTHEASTERLY LINE, AND TO THE POINT OF BEGINNING.**

### **PARCEL 2 (REMAINDER DESCRIPTION):**

**BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BOUNTIFUL BOULEVARD AT A POINT THAT IS SOUTH 00°55'39" WEST 107.84 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 1502.29 FEET FROM THE WEST QUARTER CORNER OF**

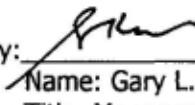
**SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 48°52'40" WEST 459.92 FEET ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF GRANTOR'S PROPERTY; THENCE NORTH 08°00'00" WEST 133.85 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF GRANTOR'S PROPERTY; THENCE ALONG SAID NORTH LINE THE FOLLOWING 3 CALLS; NORTH 00°00'00" EAST 2.11 FEET; SOUTH 89°57'55" EAST 996.04 FEET; SOUTH 00°37'04" WEST 0.87 FEET; THENCE SOUTH 72°41'00" WEST 112.29 FEET; THENCE SOUTH 41°07'20" WEST 476.27 FEET; THENCE NORTH 60°59'54" WEST 100 FEET; THENCE SOUTH 53°14'00" WEST 153.61 FEET TO SAID SOUTHEASTERLY LINE AND TO THE POINT OF BEGINNING.**

**THE ABOVE REFERENCED PARCEL 1 AND PARCEL 2 ARE CONTAINED WITHIN THE FOLLOWING OVERALL DESCRIPTION:**

**BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BOUNTIFUL BOULEVARD AT A POINT THAT IS SOUTH 00°55'39" WEST 530.21 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 1992.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 48°52'40" WEST 1102.06 FEET ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF GRANTOR'S PROPERTY; THENCE NORTH 08°00'00" WEST 133.85 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF GRANTOR'S PROPERTY; THENCE ALONG SAID NORTH LINE THE FOLLOWING 3 CALLS; NORTH 00°00'00" EAST 2.11 FEET; SOUTH 89°57'55" EAST 996.04 FEET; SOUTH 00°37'04" WEST 0.87 FEET; THENCE SOUTH 72°41'00" WEST 112.29 FEET; THENCE SOUTH 23°45'39" EAST 188.64 FEET; THENCE SOUTH 00°40'13" WEST 275.15 FEET; THENCE SOUTH 31°43'42" WEST 83.00 FEET; THENCE SOUTH 00°50'18" WEST 230.88 FEET; THENCE SOUTH 41°07'20" WEST 100.00 FEET TO SAID SOUTHEASTERLY LINE, AND TO THE POINT OF BEGINNING.**

Witness, the hand(s) of said Grantor(s), this 12-13-2019.

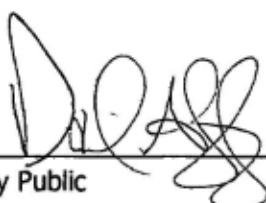
Keller Family Properties, LLC, a Utah limited liability company

By:  MANAGER  
Name: Gary L. Keller  
Title: Manager

STATE OF Utah)  
County of Washington)ss.

On December 13, 2019, before me, the undersigned Notary Public, personally appeared **Gary L. Keller the Manager of Keller Family Properties, LLC, a Utah limited liability company**, 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.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

Sept 01, 2021

