

After recording, return to:

Perkins Coie LLP  
131 S. Dearborn Street, Suite 1700  
Chicago, Illinois 60603  
Attn: Matthew Shebuski, Esq.

Send tax statements and  
notices to Grantee at:

P.O. Box 5350  
Bend, Oregon 97708

### WARRANTY DEED

Diana J. Tomseth (who acquired title as Diana Schwab Tomseth), whose address is 10485 NE 6th St, Apt 2829, Bellevue, WA 98004, Madeline G. Tomseth and Dane Matthew Tomseth, whose legal addresses are 20900 Cooley Road, Bend, Oregon 97701 and whose mailing addresses are P.O. Box 5350, Bend, Oregon 97708, (each, a "Grantor"), for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to SFP-B Limited Partnership, an Oregon limited partnership, whose legal address is 20900 Cooley Road, Bend, Oregon 97701 and whose mailing address is P.O. Box 5350, Bend, Oregon 97708, all of Grantor's right, title and interest in and to the following described real property, situated in the County of Davis, State of Utah and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all of Grantor's right, title and interest in and to, all and singular, the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record as of August 7, 2019.

Dated: December 31, 2019

[Signature Page Follows]



IN WITNESS WHEREOF, this instrument has been duly executed, acknowledged and delivered by Grantor pursuant to proper authority as of date first set forth above.

GRANTOR:

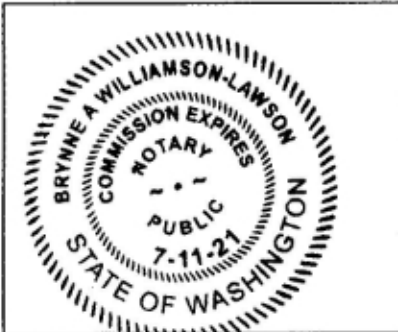
*Madeline G. Tomseth*

\_\_\_\_\_  
Madeline G. Tomseth

STATE OF WASHINGTON        )  
  ) ss.  
COUNTY OF KING            )

On this day personally appeared before me Madeline G. Tomseth, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15<sup>th</sup> day of December, 2019.



(Use this space for notarial stamp/seal)

*Brynne A. Williamson-Lawson*

\_\_\_\_\_  
(Signature of officer)

Notary Public in and for the State of  
Washington, residing at  Renton

My commission expires:  7/11/21



EXHIBIT A

Legal Description

Real property in the City of Bountiful, County of Davis, State of Utah, described as follows:

PARCEL 1:

A parcel of land located in the City of Bountiful, County of Davis, State of Utah, said parcel of Land being more particularly described as follows:

Beginning at a point which lies South 89 degrees 45 minutes 35 seconds East 1534.87 feet along the North line of the Southeast quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and South 00 degrees 14 minutes 25 seconds West perpendicular to said North line 870.49 feet from the center of said Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian, a found brass cap (said beginning point also lies East 150.73 feet and South 33.13 feet from the centerline intersection city monument at Highway 89 and 2600 South being a found brass cap), (point of beginning also lies South 89 degrees 51 minutes 48 seconds West 1190.85 feet along the South line of the Southeast quarter of said Section 36 and North 00 degrees 08 minutes 13 seconds West 1856.83 feet perpendicular to said South line to establish beginning point of original vesting deed, recorded as Entry No. 1491770 in Book 2456 at Page 1111, Davis County Recorder's Office), said point also lies on the South right of way line of 2600 South Street; running thence along the West right of way line of 625 West Street being South 00 degrees 05 minutes 30 seconds East 375.83 feet; thence along the Northerly boundary line of the Tract No.2 (Tract 2 being the land adjacent on the South) the following three (3) courses: 1) North 89 degrees 59 minutes 43 seconds West 100.14 feet; 2) North 75 degrees 30 minutes 10 seconds West 126.36 feet; 3) North 89 degrees 59 minutes 43 seconds West 99.96 feet to a point which lies on the Westerly right of way line of State Road 89; thence along said right of way line North 31 degrees 19 minutes 30 seconds East 403.03 feet to a point which lies on the South right of way line of 2600 South Street; thence along said right of way line South 89 degrees 57 minutes 00 seconds East 112.30 feet to the point of beginning.

LESS AND EXCEPT from Parcel 1 that land conveyed to the Utah Department of Transportation by Warranty Deed recorded November 14, 2014 as Entry No. 2833835 in Book 6145 at Page 546 of Davis County Official Records, and described as follows:

A parcel of land in fee for the widening of the existing 2600 South Street known as Project No. FI15-7(301)313, being part of an entire tract of property situate in the NE1/4SE1/4 of Section 36, T. 2 N., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract in the existing Southerly right of way line of said 2600 South Street, which corner is 1534.15 ft. S. 89°43'02" E. (1534.87 ft. S. 89°45'35"

E. by record) along the section line and 873.28 ft. S. 00°16'58" W. (870.49 ft. S. 00°14'25" W. by record) from the center of said Section 36, said corner is also 26.43 ft. perpendicularly distant southerly from the 2600 South Street Control Line opposite approximate engineer station 2630+00.66; and running thence S. 00°05'55" E. (S. 00°05'30" E. by record) 19.07 ft. along the Easterly boundary line of said entire tract to a point 45.50 ft. perpendicularly distant southerly from said control line opposite engineer station 2630+00.73; thence N. 89°54'42" W. 96.73 ft. along a line parallel with said control line to a point opposite engineer station 2629+04.00; thence S. 59°28'22" W. 49.09 ft. to the existing Southeasterly right of way line of U.S. 89 at a point 70.50 ft. perpendicularly distant Southerly from said control line opposite engineer station 2628+61.75; thence N. 31°18'51" E. (N. 31°19'30" E. by record) 51.45 ft. along said existing right of way line of U.S. 89 to the Northwesterly corner of said entire tract at a point 26.51 ft. perpendicularly distant Southerly from said control line opposite engineer station 2628+88.42; thence S. 89°57'00" E. 112.24 ft. along the existing Southerly right of way line of said 2600 South Street to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(NOTE: Rotate all bearings in the above description 00°16'53" clockwise to obtain highway bearings.)

PARCEL 1A:

TOGETHER WITH an Access Easement as created by that certain Declaration of Restrictions and Easements, recorded April 5, 2001 as Entry No. 1651586 in Book 2781 at Page 308 of Official Records.

APN: 06-095-0227