

Mail Recorded Deed and Tax Notice To:  
MOOM Holdings LLC, a Utah limited liability company  
559 West 500 South  
Woods Cross, UT 84087



File No.: 120584-BHF

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## WARRANTY DEED

Aviara Investments, LLC

**GRANTOR(S)** of Bountiful, State of Utah, hereby Conveys and Warrants to

MOOM Holdings LLC, a Utah limited liability company

**GRANTEE(S)** of Woods Cross, 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:

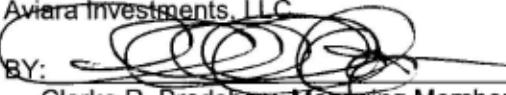
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 06-232-0001** (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 2020 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 6th day of January, 2020.

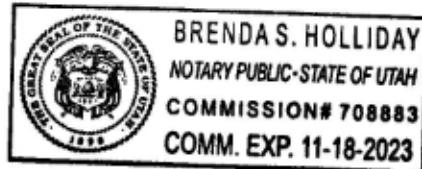
Aviara Investments, LLC  
BY:   
Clarke R. Bradshaw, Managing Member

STATE OF UTAH

COUNTY OF SALT LAKE

On the 6th day of January, 2020, personally appeared before me Clarke R. Bradshaw, who acknowledged himself to be the Managing Member of Aviara Investments, LLC, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

All of Unit 1, GATEWAY PARK, PLANNED UNIT DEVELOPMENT AMENDED, according to the official plat thereof, recorded December 17, 2003 as Entry No. 1941329 in Book 3437 at Page 403 in the office of the Davis County Recorder.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Limited Common Areas and Facilities, which is appurtenant to said lot as shown on the official recorded plat.

**PARCEL 1A:**

A 30-foot-wide right-of-way, the centerline of which is described as follows:

Beginning at a point on the West line of a public street which is South 00°13'24" East 1069.20 feet along the section line and North 89°59'16" West 563.19 feet from the Northeast corner of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, which point is also 429 feet West of the centerline of a street (500 West Street) and running thence North 89°59'16" West 23.99 feet; thence Northwesterly 62.82 feet along the arc of a 40.00 foot radius curve to the right through a central angle of 89°59'12" (radius point bears North 00°00'04" East from the beginning of the curve); thence North 00°00'04" East 52.44 feet; thence Northwesterly 35.83 feet along the arc of a 40.00 foot radius curve to the left through a central angle of 51°19'04".