

3218637  
BK 7429 PG 1584

E 3218637 B 7429 P 1584-1587  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/15/2020 4:12:00 PM  
FEE \$40.00 Pgs: 4  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:  
Boro Holdings, LLC, a Utah limited liability company  
678 Cottonwood Drive  
Kaysville, UT 84037



File No.: 115405-JCP

---

## SPECIAL WARRANTY DEED

**Boro Street, L.C., a Utah limited liability company**

**GRANTOR(S)** of Kaysville, State of Utah, hereby Conveys and Warrants against all who claim by, though, or under the grantor to

**Boro Holdings, LLC, a Utah limited liability company**

**GRANTEE(S)** of Kaysville, 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:

PARCEL 1:

All of Lots 36 and 38, MARKETBORO AMENDED, according to the official plat thereof, recorded February 11, 1997 as Entry No. 1303512 in Book 2094 at Page 382.

PARCEL 2:

All of Lot 2, MARKETBORO PHASE 5, Davis County, Utah, according to the official plat thereof, recorded June 6, 2005 as Entry No. 2079748 in Book 3805 at Page 832.

*11-582-0002*

**TAX ID NO.: 11-395-0036 and 11-395-0038** (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.

ALSO SUBJECT TO those items defined and described in Exhibit "A" which is attached hereto being defined as permitted exceptions.

Dated this 10 day of January, 2020.

Boro Street, L.C., a Utah limited liability company

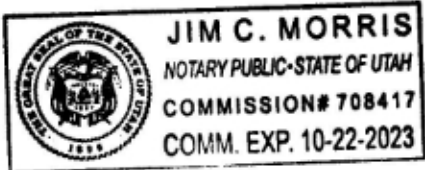
BY: Kim K. Griesemer  
Name: Kim K. Griesemer  
Its: managing member

STATE OF UTAH

COUNTY OF DAVIS

On the 10 day of January, 2020, personally appeared before me Kim K. Griesemer, who acknowledged themselves to be the managing member of Boro Street, L.C., a Utah limited liability company, and that they, as such managing member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Jim C. Morris  
Notary Public



**EXHIBIT A**  
**Permitted Exceptions**

1. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 11-395-0036. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 11-395-0038.
2. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 11-582-0002.
3. The herein described Land is located within the boundaries of Kaysville City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, Central Davis County Sewer District, and is subject to any and all charges and assessments levied thereunder. (Charges are current.)
4. Easements, notes and restrictions as shown on the recorded plat for Marketboro Amended, recorded February 11, 1997 as Entry No. 1303512 in Book 2094 at Page 382.
5. Easements, notes and restrictions as shown on the recorded plat for Marketboro Phase 5, recorded June 6, 2005 as Entry No. 2079748 in Book 3805 at Page 832.
6. Right of Way for South Fork Holmes Creek, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described Land, together with any rights or asserted rights in and to said Creek or pertaining to the use and maintenance of said Creek. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described Land have been affected by a change in the course of said Creek; (ii) the uncertainty of the boundaries of said Creek; and (iii) the assertion that the Land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands. (affects Lots 36 and 38 of Parcel 1)
7. Maintenance and Use Agreement, dated November 24, 1977 and recorded December 1, 1977 as Entry No. 1364289 in Book 2209 at Page 1861.
8. Reciprocal Easement Agreement, recorded December 8, 1999 as Entry No. 1562878 in Book 2590 at Page 822. (affects Lots 36 and 38 of Parcel 1).
9. Subject to the following matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of August 9, 2019, as Job No. 9226, by Keith R. Russell, a Professional Land Surveyor holding License No. 164386:
  - a. Existing electric box and fire hydrant affecting Lot 2
  - b. Existing storm drain and catch basin affecting Lots 38 and 36
  - c. Encroachment of parking stalls between the defined lot lines of Lots 36 and 38, Marketboro Amended
  - d. Existing retaining wall over the drainage and utility easement reserved on the official plat of Marketboro Amended
  - e. Encroachment of temporary carports onto the drainage and utility easement reserved on the official plat of Marketboro Amended as noted in the Southeasterly corner and Northeasterly corner of the subject property
  - f. Encroachment of a dock onto the drainage and utility easement reserved on the official plat of Marketboro Amended as noted in the Northeast corner of Lot 36

- g. A walkway straddling the lot line between the existing improvements that are constructed on Lot 38 and Lot 2
- h. A storm drain combo box located in the Northeasterly corner of Lot 38