

Mail Recorded Deed and Tax Notice To:  
DB Limited, LLC, a Utah limited liability company  
1217 West Millbridge Lane  
West Bountiful, UT 84087



File No.: 119200-JCP

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## SPECIAL WARRANTY DEED

Pyramid Lake Technologies, LLC, a California limited liability company

**GRANTOR(S)** of North Salt Lake, State of Utah, hereby Conveys and Warrants to

DB Limited, LLC, a Utah limited liability company

**GRANTEE(S)** of West Bountiful, 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**:

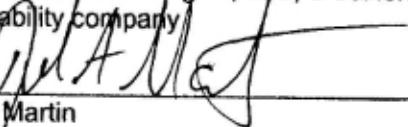
**SEE EXHIBIT A ATTACHED HERETO**

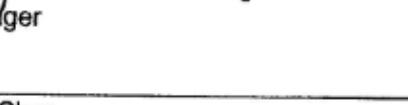
**TAX ID NO.:** 01-239-0001 and 01-239-0002 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 3rd day of February, 2020.

Pyramid Lake Technologies, LLC, a California  
limited liability company

BY:   
John Martin  
Manager

BY:   
Alan Chan  
Manager

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On the 3rd day of February, 2020, personally appeared before me John Martin, who acknowledged themselves to be the Manager of Pyramid Lake Technologies, LLC, a California limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

SEE  
ATTACHED  
(RE)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On the 3rd day of February, 2020, personally appeared before me Alan Chan, who acknowledged themselves to be the Manager of Pyramid Lake Technologies, LLC, a California limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

## ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF ORANGE

On FEB. 3, 2020 before me, ROVERTO ESTRADA, NOTARY PUBLIC

(Date)

(Insert Name and Title of the Officer)

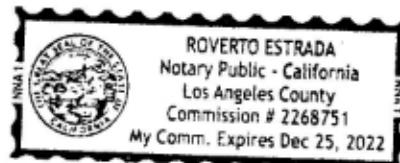
Personally appeared JOHN MARTIN

(Name of Person Signing)

who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Roberto Estrada

(Signature of Officer)

3. 2. 2020

3 PAGE(S)

Dated this 3rd day of February, 2020.

Pyramid Lake Technologies, LLC, a California limited liability company

BY: \_\_\_\_\_  
John Martin  
Manager

BY: \_\_\_\_\_  
Alan Chan  
Manager

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On the 3rd day of February, 2020, personally appeared before me John Martin, who acknowledged themselves to be the Manager of Pyramid Lake Technologies, LLC, a California limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On the 3rd day of February, 2020, personally appeared before me Alan Chan, who acknowledged themselves to be the Manager of Pyramid Lake Technologies, LLC, a California limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

*See attached California Acknowledgment*

## **California All Purpose Acknowledgment**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Alameda

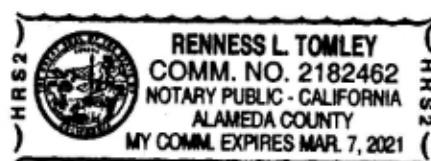
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature James L. Sommey (Seal)

Renness L. Tomley



--Optional--

Description of Attached Document

Title or type of document: Warranty Deed Document date undated

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

Units 1 and 2, NORTH WOOD LOT 13, a Planned Unit Development, as said Units are identified in the Plat of said Development, recorded in Davis County on October 21, 1998 as Entry No. 1450182 in Book 2377 at Page 273, and in the Declaration of Covenants, Conditions and Restrictions, recorded in Davis County, Utah on October 21, 1998 as Entry No. 1450183 in Book 2377 at Page 280.

TOGETHER WITH: (a) the undivided ownership interest in said Planned Unit Development's Common Area and Facilities which is appurtenant to said Unit, (b) together with a right and easement of use and enjoyment in and to the Common Areas described and as provided for in said Declaration of Covenants, Conditions and Restrictions, which include, without limitation, as easement for vehicular ingress and egress over and across said Common Areas to and from said Unit and Cutler Drive and Robinson Drive, a physically open and legally described public street.