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BK 7565 PG 6158

E 3277357 B 7565 P 6158-6161  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
7/31/2020 3:26:00 PM  
FEE \$40.00 Pgs: 4  
DEP eCASH REC'D FOR METRO NATIONAL TIT

When Recorded, mail to:

Attn: Phil Holland  
Windmill Land Holdings, LLC  
1082 Dutch Lane  
Kaysville, Utah 84037

Parcel Id Numbers: 08-001-0025; 08-001-0082

### ***Special Warranty Deed***

America First Federal Credit Union ("Grantor"), hereby conveys and warrants against all claiming by, through or under it to Privet Barrow, LLC, a Utah limited liability company, and CW The Parkway, LLC, a Utah limited liability company (collectively, "Grantee"), whose address is 1082 Dutch Lane, Kaysville, Utah 84037, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land situated in the County of Davis, State of Utah (the "Property"):

**See Exhibit "A", attached hereto and incorporated herein by reference.**

TOGETHER WITH, any improvements, right-of-way, easements, privileges and appurtenances pertaining to the property.

SUBJECT TO, current taxes and other assessments, "greenbelt" rollback taxes, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities and other matters that may appear of record or that a correct and accurate survey or an inspection of the Property would reveal.

*[Signature Page Follows]*

WITNESS the hand of said GRANTOR, this 30 day of July, 2020.

America First Federal Credit Union

Shari Cheney  
By: Shari Cheney  
Title: Manager

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF WEBER        )

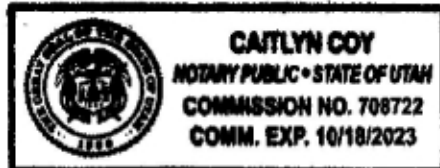
The foregoing instrument was acknowledged before me this 30 day of July, 2020, by Shari Cheney, who is a Manager of America First Federal Credit Union.

Caitlyn Coy  
NOTARY PUBLIC  
Residing at Weber County, Utah

My Commission Expires:

10/18/2023

1536654



**EXHIBIT "A"**

**PARCEL 1:**

Beginning 367.70 feet South and South 66°31'10" West 367.61 feet and South 15°37'20" East 1012.66 feet from the Northeast corner of Section 4, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 15°37'20" East 345.62 feet; thence South 22°18'40" East 907.33 feet; thence South 88°06'40" East 222.96 feet; thence North 21°27'40" West 1209.28 feet along an existing fence; thence North 63°31'05" East 654.31 feet along said fence to the Westerly line of the railroad right of way; thence North 19°36'30" West 102.50 feet along said right of way; thence South 66°31'10" West 838.62 feet to the point of beginning.

Less and excepting that portion lying within Deseret Drive Roadway as shown by Dedication Plat Recorded January 08, 2007, as Entry No. 2234041, In Book 4194, at Page 514 of the Official Records.

Less and excepting any portion lying within the following;

Commencing at a point which is South 0°39'51" East a distance of 645.22 feet along the Section line from the Northwest corner of Section 3, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence North 89°20'09" East a distance of 512.85 feet, to the Westerly Right of Way of the Union Pacific Railroad and the point of beginning, said point also being the Southeast corner of the Legacy Office Complex property described in the Deed recorded in Book 4281 at Page 528, Davis County Records; thence along said Right of Way, South 19°35'10" East 584.08 feet; thence South 65°53'22" West 766.74 feet; to the East Right of Way line of Deseret Drive; thence along said East Right of Way, North 15°37'20" West 591.92 feet to the Southwest Corner of said Legacy Office Complex property; thence along the Southerly line of said property, North 66°08'27" East 725.43 feet to the point of beginning.

**PARCEL 2:**

Beginning South 367.7 feet along the section line and North 66°31'10" East 400.67 feet to the Westerly line of a Railroad right of way and South 19°36'30" East 1107.93 feet along said right of way from the Northwest corner of Section 3, Township 3 North, Range 1 West, Salt Lake Meridian; and running thence South 63°31'05" West 654.31 feet along an existing fence line; thence South 21°27'40" East 1209.28 feet, along a fence line to the South line of the Northwest quarter of said Section 3; thence South 88°13' East 639.9 feet, more or less, along the South line of said Northwest quarter to the west line of said Railroad right of way; thence North 19°44' West 1520 feet, more or less, along said Railroad right of way to the point of beginning.

The following being further described by survey as follows:

Part of the West half of Section 3, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on a fence, said point being South 88°10'19" East 564.66 feet from the West quarter corner of said Section 3 (basis of bearings being North 00°39'49" East along the line between the West quarter corner and the Northwest corner of said Section 3; thence along said fence the following five (5) courses; (1) North 18°56'43" West 128.76 feet, (2) North 21°51'18" West 523.03 feet, (3) North 21°22'54" West 243.62 feet, (4) North 18°55'10" West 266.27 feet, and (5) North 23°03'55" West 50.72

feet; thence North  $63^{\circ}21'25''$  East 642.81 feet to the West right of way line of the Union Pacific Railroad; thence South  $19^{\circ}35'57''$  East along said West line 1530.51 feet; thence North  $88^{\circ}10'19''$  West 656.75 feet to the point of beginning.