

MAIL TAX NOTICE TO:

JF Cold Springs, LLC, a Utah limited liability company or assigns
1148 W. Legacy Crossing Blvd. Ste 400
Centerville, Utah 84014

SPECIAL WARRANTY DEED

Duncan's S Creek, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to JF Cold Springs, LLC, a Utah limited liability company or assigns, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

A tract of land, being all of an entire tract of property, situate in the NW1/4SW1/4 of Section 5, in T.4N., R.2W., S.L.B.&M. The boundaries of said entire tract of land are described as follows:

Beginning at a point on the north boundary line of grantor's entire tract, Said point of beginning being South 89°48'32" East. 34.45 feet along the north line of said southwest quarter of said section 5, and South 00°11'28" West. 46.00 feet from the west quarter corner of said Section 5; and running thence South 89°48'32" East. 297.49 feet along said north boundary line of grantor's entire tract to the northeast corner of grantor's entire tract; said point also being on a 13,875.00 foot radius non-tangent curve to the right; thence southeasterly 1276.19 feet along the arc of said curve (Note: The Chord to said curve bears South 44°15'48" East. 1275.74 feet); thence South 31°52'39" East. 169.64 feet; thence South 00°06'45" East. 214.53 feet to the southeast corner of grantor's entire tract; thence North 89°50'03" West. 1273.67 feet along grantor's southerly boundary line of entire tract to a point on the east right-of-way line of Cold Springs Road, recorded and on file as entry no. 2311639 in the office of the Davis County Recorder, Thence northerly along said east right-of-way line the following (2) courses: 1) northerly 127.17 feet along the arc of a 75,033.00 foot radius non-tangent curve to the left (Note: The Chord to said curve bears North 00°08'52" West. 127.17 feet) 2) North 00°11'47" West. 1142.33 feet to the point of beginning.

Tax ID No. 12-039-0045

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

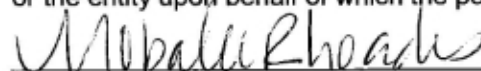
WITNESS, the hand of said grantor this 20th day of October, 2020.

Duncan's S Creek, LLC, a Utah limited liability
company

By: 
Debra J. Barlow, Manager

State of Utah
County of Davis

On this 20th day of October, 2020, personally appeared before me, the undersigned Notary Public, Debra J. Barlow the Manager of Duncan's S Creek, LLC, a Utah limited liability company, personally known to me (or 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 before 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.



Notary Public

My commission expires: 8.4.22

