

THIS INSTRUMENT IS BEING RECORDED BY  
HICKMAN LAND TITLE CO.  
AS AN ACCOMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO  
IT'S EFFECT, IF ANY, ON THE TITLE  
OF THE ESTATE HEREIN.

3317679  
BK 7642 PG 1454

E 3317679 B 7642 P 1454-1455  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
11/20/2020 12:21:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR HICKMAN LAND TITLE

Misc



**SPECIAL WARRANTY DEED**

MTSE HOLDINGS 2020010, LLC, a Utah limited liability company

a limited liability company organized and existing under the laws of the State of Utah  
grantor(s), with its principal office at 112 North Main, Logan UT 84321, hereby CONVEYS and  
WARRANTS only as against all claiming by, through or under it to

WASATCH FARMINGTON HOLDINGS, LLC

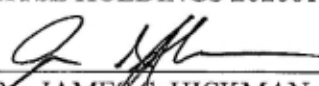
grantees of 620 South State Street, Salt Lake City, UT 84111  
for the sum of TEN DOLLARS and other good and valuable consideration  
the following described tract of land in Davis County, State of Utah.

See attached legal description

Tax Roll No. 08-060-0003

in witness whereof, the grantor(s) has caused its name and seal to be hereunto affixed by its duly  
authorized managing member, this 10th day of November, 2020

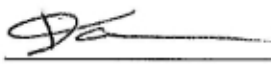
MTSE HOLDINGS 2020010, LLC

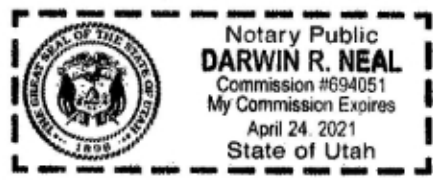
  
By: JAMES S. HICKMAN, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah     )  
                                  SS  
County of Cache    )

On November 10, 2020 personally appeared before me JAMES S. HICKMAN who being by me  
duly sworn did say, each for himself, that he is the manager of MTSE HOLDINGS 2020010,  
LLC , a Limited Liability Company and that the within and foregoing instrument was signed on  
behalf of said Limited Liability Company by authority of its Articles of Organization and each  
duly acknowledged to me that said Limited Liability Company executed the same.

  
Notary Public  
Commission expires: 04/24/21  
Residing in: Logan, UT



**EXHIBIT A**

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**Legal Description of the Property**

That certain real property located in Davis County, State of Utah, more particularly described as follows:

Commencing at the Northeast Corner of Lot 3, in Block 34, BIG CREEK PLAT, Davis County Utah; and running thence West 77.1 rods to the West line of the Southeast Quarter of Section 14, Township 3 North Range 1 West, Salt Lake Base and Meridian thence South 42 rods to the center of a certain 4 rod street; thence East in the center of said street 77.1 rods; thence North 42 rods to the place of beginning, being a portion of Lots 2 and 3 in said Block 34, BIG CREEK PLAT, and is situated within the limits of the Southeast Quarter of Section 14, in Township 3 North Range 1 West, Salt Lake Base and Meridian.

(For Reference Purposes Only)  
County Tax Parcel ID No.: 08-060-0003