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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/31/2020 11:10:00 AM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR INTEGRATED TITLE INSU

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
P.O. Box 1866
Idaho Falls, ID 83404

SPECIAL WARRANTY DEED

ITS File No.: 85493
PIN: 03-036-0124

MCS BOUNTIFUL PROPERTY HOLDINGS, LLC, a Florida limited liability company, Grantor,

of Tampa, State of Florida, hereby CONVEY and WARRANT against all claiming by, through or under the grantor, but not otherwise, to

JBB BURLEY PROPERTIES, LLC, an Idaho limited liability company, Grantee,

of Idaho Falls, State of Idaho, for the sum of TEN AND NO/100----- DOLLARS, and other good and valuable considerations the following described tract of land in Davis County, State of Utah, to-wit:

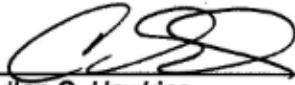
See Exhibit A attached hereto and made a part hereof.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

Dated this 28th day of December, 2020.

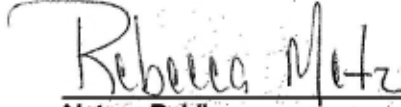
MCS BOUNTIFUL PROPERTY HOLDINGS, LLC, a
Florida limited liability company

BY: _____


Cullen S. Hawkins
Manager

^{Colorado}
STATE OF ~~FLORIDA~~
COUNTY OF San Miguel ^{SS.}

On the 29th of December, 2020, personally appeared before me Cullen S. Hawkins who being duly sworn did say that he is the Manager of MCS BOUNTIFUL PROPERTY HOLDINGS, LLC, a Florida limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said Cullen S. Hawkins acknowledged to me that he, as such Manager, executed the same in the name of the limited liability company.



Notary Public -

Commission Expires:
Commission No.:

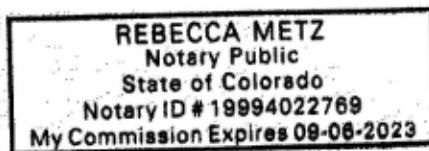


EXHIBIT "A"

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 500 SOUTH STREET, SAID POINT BEING NORTH 89°48'05" EAST 110.00 FEET FROM THE SOUTHEAST CORNER OF THE INTERSECTION OF MAIN STREET AND 500 SOUTH STREET IN BOUNTIFUL CITY, UTAH, AND SAID POINT OF BEGINNING ALSO BEING SOUTH 89°48'05" WEST 263.89 FEET FROM THE NORTHEAST CORNER OF LOT 4, BLOCK L, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY AND RUNNING THENCE NORTH 89°48'05" EAST ALONG SAID SOUTH LINE 158.52 FEET; THENCE SOUTH 0°10'30" EAST 121.04 FEET; THENCE NORTH 89°49'30" EAST 178.36 FEET; THENCE NORTH 0°10'30" WEST 9.30 FEET; THENCE NORTH 89°48'05" EAST 81.525 FEET TO THE WEST RIGHT OF WAY LINE OF 100 EAST STREET; THENCE SOUTH 0°10'30" EAST ALONG SAID WEST RIGHT OF WAY LINE 222.52 FEET TO AN EXTENSION OF THE NORTH LINE OF MILLSTREAM GARDEN APARTMENTS; THENCE NORTH 87°52'35" WEST ALONG SAID EXTENSION AND NORTH LINE OF SAID MILLSTREAM GARDEN APARTMENTS 368.28 FEET TO THE NORTHWEST CORNER OF SAID APARTMENTS; THENCE NORTH 0°43'18" EAST 1.52 FEET TO A CERTAIN OLD FENCE LINE; THENCE WEST ALONG SAID FENCE LINE 160.36 FEET TO THE EAST LINE OF MAIN STREET; THENCE NORTH 0°11'05" WEST ALONG SAID EAST LINE 207.32 FEET; THENCE NORTH 89°48'05" EAST 110.00 FEET; THENCE NORTH 0°11'05" WEST 110.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED TO GFI LTD. II, BY QUIT-CLAIM DEED RECORDED JANUARY 18, 1985 AS ENTRY NO. 692685 IN BOOK 1020 AT PAGE 479 OF DAVIS COUNTY OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°48'05" EAST 446.88 FEET AND SOUTH 0°10'30" EAST 111.80 FEET FROM THE SOUTHEAST CORNER OF THE INTERSECTION OF MAIN STREET AND 500 SOUTH STREET IN BOUNTIFUL, UTAH, SAID POINT OF BEGINNING ALSO BEING NORTH 89°48'05" EAST 72.99 FEET AND SOUTH 0°10'30" EAST 111.80 FEET FROM THE NORTHEAST CORNER OF LOT 4, BLOCK L, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY AND RUNNING THENCE NORTH 89°48'05" EAST 36.16 FEET; THENCE SOUTH 0°10'30" EAST 9.315 FEET; THENCE SOUTH 89°49'30" WEST 36.16 FEET; THENCE NORTH 0°10'30" WEST 9.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE EAST LINE OF MAIN STREET, SAID POINT BEING SOUTH 89°48'05" WEST 373.89 FEET AND SOUTH 0°11'05" EAST 317.32 FEET FROM THE NORTHEAST CORNER OF LOT 4, BLOCK L, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, IN THE CITY OF BOUNTIFUL, SAID POINT OF BEGINNING ALSO BEING SOUTH 874.08 FEET AND WEST 2183.20 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AS ESTABLISHED BY THE DAVIS COUNTY SURVEYOR, AND RUNNING THENCE SOUTH 0°11'05" EAST ALONG THE EAST LINE OF MAIN STREET 96.50 FEET; THENCE SOUTH 88°26'20" EAST ALONG AN OLD FENCE LINE 113.84 FEET; THENCE SOUTH 0°43'18" WEST 0.66 FEET TO A CORNER OF THE MILLSTREAM GARDEN APARTMENTS PROPERTY; THENCE NORTH 89°49'40" EAST (NORTH 89°50'45" EAST PER MILLSTREAM GARDEN APARTMENTS) ALONG SAID PROPERTY 45.0 FEET; THENCE NORTH 0°43'18" EAST (NORTH 0°44'23" EAST PER MILLSTREAM GARDEN APARTMENTS) ALONG SAID PROPERTY 100.13 FEET; THENCE WEST 160.36 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING ON THE SOUTH LINE OF PROPERTY CONVEYED TO GFI LTD. II, AT A POINT SOUTH 89°48'05" WEST 33.00 FEET AND 144.8 FEET SOUTH FROM THE MONUMENT MARKING THE INTERSECTION OF SAID 500 SOUTH AND 100 EAST STREET, SAID MONUMENT BEING NORTH 89°52'35" EAST 67.96 FEET ALONG THE SECTION LINE, SOUTH 0°07'25" EAST 516.71 FEET ALONG THE CENTERLINE OF 400 EAST STREET AND SOUTH 89°48'05" WEST 1675.8 FEET ALONG THE CENTERLINE OF SAID 500 SOUTH STREET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°10'30" EAST 222.52 FEET PARALLEL TO AND 33.00 FEET DISTANT WEST FROM THE CENTERLINE OF SAID 100 EAST STREET TO AN EXTENSION OF THE NORTH LINE AT MILLSTREAM GARDEN APARTMENTS 1; THENCE NORTH 87°52'35" WEST 16.51 FEET, MORE OR LESS; THENCE NORTH 0°10'30" WEST 222.52 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE "GFI" PROPERTY ALONG THE EXISTING WEST LINE OF SAID 100 EAST STREET; THENCE NORTH 89°48'05" EAST 16.5 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL 4:

THE APPURTENANT NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY AS SET FORTH IN "DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS" RECORDED JULY 21, 1983 AS ENTRY NO. 646452 IN BOOK 951 AT PAGE 475 IN THE OFFICIAL RECORDS OF DAVIS COUNTY, STATE OF UTAH, AND AS AMENDED BY THAT CERTAIN "FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS AND DEVELOPMENT AGREEMENT", RECORDED MARCH 19, 1984 AS ENTRY NO. 666904 IN BOOK 982 AT PAGE 477; BY THAT CERTAIN "SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS AND DEVELOPMENT AGREEMENT", RECORDED NOVEMBER 02, 1984 AS ENTRY NO. 686747 IN BOOK 1011 AT PAGE 1090; AND BY THAT CERTAIN "AGREEMENT AND THIRD AMENDMENT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS", RECORDED JUNE 24, 1988 AS ENTRY NO. 829094 IN BOOK 1242 AT PAGE 822; ALL OF OFFICIAL RECORDS OF DAVIS COUNTY, STATE OF UTAH.

PARCEL 5:

THOSE EASEMENTS AND RIGHTS OF WAY FOR STORM DRAINAGE AND STORM DRAINAGE LINES AS SET FORTH IN "EASEMENT", RECORDED MARCH 12, 1984 AS ENTRY NO. 666408 IN BOOK 981 AT PAGE 857 AND IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AGREEMENT", RECORDED AUGUST 17, 1984 AS ENTRY NO. 680624 IN BOOK 1002 AT PAGE 934 OF OFFICIAL RECORDS OF DAVIS COUNTY.

PARCEL IDENTIFICATION NO. 03-036-0124.