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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/12/2021 12:04:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AGE

Mail Recorded Deed and Tax Notice To:
Seddie LLC and Jolley Property Holdings, LLC
c/o Rich Day, 4267 Summermeadow Drive
Bountiful, UT 84010



File No.: 104228-WHF

SPECIAL WARRANTY DEED

RueCo, LLC, a Utah limited liability company,

GRANTOR of Bountiful, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under Grantor to

SEDDIE LLC, a Utah limited liability company, as to an undivided 92% tenant in common interest and Jolley Property Holdings, LLC, a Utah limited liability company, as to an undivided 8% tenant in common interest,

GRANTEES of the State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

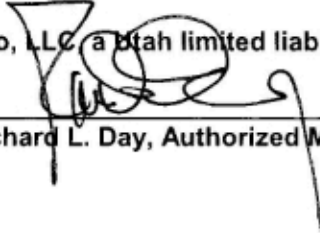
and other good and valuable consideration, the following described tract of land in **Davis** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 06-030-0049 and 06-030-0047 (for reference purposes only)

Dated this 9th day of August, 2021.

RueCo, LLC, a Utah limited liability company

BY: 
Richard L. Day, Authorized Member

STATE OF UTAH

COUNTY OF Salt Lake

On 9th day of August, 2021, before me, personally appeared Richard L. Day, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same as Authorized Member, on behalf of RueCo, LLC, a Utah limited liability company.


Notary Public

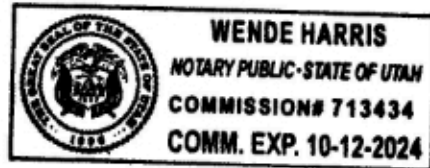


EXHIBIT A

PARCEL 1:

Beginning North 00°05'15" East 323.40 feet along the section line from the Southeast corner of Section 22, Township 2 North, Range 1 West, Salt Lake Meridian; thence North 00°05'15" East 617 feet along the East line of said section and along the boundary line described in paragraph 2 of Final Order, Judgment and Decree Quieting Title recorded September 11, 2008 as Entry No. 2391975 in Book 4613 at Page 801; thence West 231 feet; thence North 00°05'15" East 379.60 feet parallel to the East section line; thence East 231 feet to a point on said Boundary Line Agreement; thence North 00°05'15" East 1318.01 feet, more or less, to the East quarter corner of said Section 22; thence South 89°56'55" West 1019.91 feet along the North line of the Southeast quarter of said section to a point on the East line of property conveyed in Final Judgment of Condemnation recorded October 30, 2008 as Entry No. 2401840 in Book 4647 at Page 488; thence along said line the following five courses and distances: Southwesterly 312.48 feet along the arc of a 1892.06 foot radius curve to the left (long chord bears South 22°59'32" West 312.12 feet) and South 18°15'40" West 550.41 feet and South 15°02'14" West 1079.50 feet to a point on the arc of a 1710.66 foot radius curve to the left and along said curve 508.19 feet (long chord bears South 06°31'35" West 506.33 feet) and South 01°59'44" East 251.93 feet; thence North 89°53'20" East 1489.17 feet parallel to and 33 feet North of the South line of said section to a point 150 feet West of the East line of said section; thence North 00°05'15" East 290.4 feet; thence North 89°53'20" East 150 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the interest of the Grantors, Jean Smith Sanders and Joyce Smith Goodfellow in the following portion thereof: Beginning at a point 33.0 feet North 00°05'15" East along the section line and South 89°53'20" West 1270.0 feet parallel to the South section line from the Southeast corner of said Section 22 and running thence North 2607.0 feet, more or less, to the North line of the Southeast quarter of said section; thence South 89°56'55" West 90.0 feet along said North line; thence South 2607.0 feet to a point 33.0 feet North of the South line of said section; thence North 89°53'20" East 90.0 feet to the point of beginning.

ALSO: Beginning at the Northeast corner of Section 27, Township 2 North, Range 1 West, Salt Lake Base and Meridian and running thence South 00°19'54" West 233.52 feet along the section line to the North of property conveyed in Special Warranty Deed recorded February 15, 2011 as Entry No. 2584767 in Book 5211 at Page 406; thence North 89°39'18" West 33.00 feet along said line; thence North 00°19'54" East 232.77 feet to the section line; thence South 89°53'20" West 1289.10 feet along the section line; thence South 00°07'14" West 20.00 feet; thence South 89°53'20" West 315.01 feet to the East right of way line of Legacy Highway; thence North 01°59'11" West 53.03 feet along said East line; thence North 89°53'20" East 1639.05 feet to the section line; thence South 00°05'15" West 33.00 feet along the section line to the point of beginning.

PARCEL 2:

Beginning 940.40 feet North and East 3.44 feet from the Southwest corner of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian to an existing wire fence as described in paragraph 2 of Final Order, Judgment and Decree Quieting Title recorded September 11, 2008 as Entry No. 2391975 in Book 4613 at Page 801; thence along said existing wire fence the following four courses: North 02°49'13" East 1.90 feet and North 01°13'17" West 164.46 feet and North 01°08'27" East 147.06 feet and North 00°14'57" West 66.25 feet; thence West 231.00 feet; thence South 00°05'15" West 379.60 feet parallel to the section line; thence East 231.00 feet to the point of beginning.

EXHIBIT A continued

DRAIN PARCEL:

Beginning at a point 33.0 feet North $00^{\circ}05'15''$ East along the section line and South $89^{\circ}53'20''$ West 1270.0 feet parallel to the South section line from the Southeast corner of Section 22, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence North 2607.0 feet, more or less, to the North line of the Southeast quarter of said section; thence South $89^{\circ}56'55''$ West 90.0 feet along said North line; thence South 2607.0 feet to a point 33.0 feet North of the South line of said section; thence North $89^{\circ}53'20''$ East 90.0 feet to the point of beginning.