

**MAIL TAX NOTICE TO:**  
JF Land Co., LLC  
1148 West Legacy Crossing Blvd.  
Centerville, UT 84014

## SPECIAL WARRANTY DEED

Murray Family Investments LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to JF Land Co., LLC, **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:

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

Beginning at the East Quarter corner of Section 35, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah; and running thence North 00°06'21" West along the Section Line 252.43 feet; thence North 89°53'28" West 186.22 feet; thence North 00°06'21" West 300.13 feet to a corner of Lot 201, Highmark Subdivision 1st Amendment; thence North 66°05'54" East 219.38 feet to the West right-of-way line of a frontage road; thence Southerly 170.07 feet along said West line and along a 685.76-foot radius curve to the left (Chord bearing and distance = South 30°57'27" East 169.63 feet); thence South 38°03'51" East 440.46 feet along said West line; thence South 07°17'59" West 25.59 feet to the North line of 7800 South Street; thence South 51°56'09" West 113.06 feet along said North line to a point of curvature of a 139.04-foot radius curve to the right; thence Westerly along said North line and the arc of said curve for a distance of 92.45 feet, (Chord bearing and distance = South 70°59'05" West 90.76 feet); thence North 89°57'59" West 100.12 feet along said North line; thence North 00°06'19" West 155.60 feet; thence North 89°57'59" West 70.00 feet; thence South 00°06'19" East 180.60 feet to the Westerly Quarter Section line of Section 36 of said township and range; thence North 89°57'59" West 24.00 feet along said Quarter Section Line to the point of beginning.

Excepting therefrom the following:

Part of the Northeast Quarter of Section 35 and the Northwest Quarter of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Westerly right of way of 2700 East, said point being N00°06'21"W 484.59 feet and N89°53'39"E 110.52 feet from the West Quarter corner of said Section 36; thence S51°56'09"W 38.22 feet; thence S41°31'16"W 120.61 feet; thence N89°53'07"W 186.48 feet; thence N00°06'21"W 181.62 feet; thence N66°05'54"E 219.38 feet to the Westerly right of way of 2700 East; thence along said Westerly right of way line the following two (2) courses (1) along a non-tangent curve turning to the left with a radius of 685.53 feet, an arc length of 170.07 feet, a Delta angle of 14°12'51", a chord bearing of S30°57'26"E and a chord length of 169.63 feet; and (2) S38°03'51"E 14.66 feet to the point of beginning.

Tax ID No. 13-039-0081

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 9<sup>th</sup> day of aug., 2021.

Murray Family Investments LLC, a Utah limited liability company

By: *Danny Lee Murray* Date: 8/9/21  
Danny Lee Murray, Manager

State of Utah  
County of Davis

On this 9<sup>th</sup> day of August, 2021, personally appeared before me, the undersigned Notary Public, *\* Danny Lee Murray*, Murray Family Investments LLC, a Utah limited liability company, personally known to me (or *Manager* 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.

*Lisa Wheelwright*  
Notary Public  
My commission expires:

