

3414578  
BK 7835 PG 1756

E 3414578 B 7835 P 1756-1758  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/1/2021 2:34:00 PM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-N

WHEN RECORDED, MAIL TO:

TFC Antelope and Main, LLC  
Attn: Jason Smith; Amy Galbraith  
6770 South 900 East, #102  
Salt Lake City, Utah 84047

Part of APN: 09-022-0171

First American Title  
National Commercial Services  
NCS File # 1036118

(space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ANTELOPE LAYTON, LLC**, a Utah limited liability company ("Grantor"), with an address of 10934 Fern Ridge Drive, South Jordan, Utah 84009, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to **TFC ANTELOPE AND MAIN LLC** a Utah limited liability company ("Grantee"), with an address of 6770 South 900 East, #102, Salt Lake City, Utah 84047, the real property located in Davis County, Utah described on Exhibit A attached hereto, and incorporated herein by this reference ("Property").

This Deed shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-103(65)(c)(v), whereby this Deed (i) is made in anticipation of future land use approvals on the property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority for the Property.

SUBJECT TO (i) current taxes and assessments and (ii) reservations, easements, covenants, conditions, restrictions, and other rights, interests, or matters of record or enforceable at law or equity.

[signature and acknowledgement to follow]



**EXHIBIT A**

**REAL PROPERTY DESCRIPTION**

**Part of Tax Parcel No:** 090220171

Real property in the County of Davis, State of Utah, described as follows:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ANTELOPE DRIVE, SAID POINT BEING NORTH 00°03'10" EAST 58.00 FEET AND SOUTH 89°47'00" WEST 818.96 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°47'00" WEST 171.13 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF ANTELOPE DRIVE; THENCE NORTH 35°21'39" WEST 9.85 FEET; THENCE NORTH 89°58'57" WEST 19.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 36°47'00" WEST 360.95 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF ARBY'S SUBDIVISION; THENCE NORTH 53°13'00" EAST 159.19 FEET; THENCE NORTH 89°47'00" EAST 284.94 FEET; THENCE SOUTH 00°03'10" WEST 392.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 122,655 SQ FT OR 2.816 ACRES, MORE OR LESS

(Rotate bearings 00°20'24" clockwise for NAD83 bearings)