

RECORDED AT THE REQUEST OF

Renaissance Place, LLC
c/ Broadhead & Associates
1560 South Renaissance Towne Drive
Suite 104
Bountiful, Utah 84010

E 3415479 B 7837 P 1831-1832
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/3/2021 1:32:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR RAY QUINNEY & NEBEKER PC

Space above for County Recorder's use

PARCEL ID. #03-279-0009

SPECIAL WARRANTY DEED

ST. GEORGE INN, L.C., a Utah limited liability company, Grantor, of 1000 South Main Street, Suite 104, Salt Lake City, Utah 84101, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to RENAISSANCE PLACE, LLC, a Utah limited liability company, Grantee, of 1560 South Renaissance Towne Drive, Suite 104, Bountiful, Utah 84010, for the sum of Ten Dollars and other good and valuable consideration, all of Grantor's undivided 16.55% tenancy in common interest in the parcels of real property in Bountiful City, Davis County, State of Utah, and more particularly described on Exhibit "A" attached hereto and incorporated herein.

subject to easements, conditions, restrictions, rights of way, encumbrances, and other matters of record.

Executed by said Grantor to be effective as of the 1st day of January, 2021.

GRANTOR:

ST. GEORGE INN, L.C., a Utah limited liability company

David M. Kimball
David M. Kimball, Manager

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Victor M. Kimball, Manager

Victor M. Kimball, Manager

STATE OF UTAH)
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 3rd day of September, 2021, by David M. Kimball and Victor M. Kimball, in their capacity as duly authorized Managers of St. George Inn, L.C., a Utah limited liability company.



Jacqueline D. Sears
Notary Public

Exhibit "A"

Parcel 1:

Lot 9, contained within Renaissance Towne Centre Commercial Mixed Use Planned Unit Development, Phase 1, Plat 3, as the same is identified in the Record of Survey Map recorded June 22, 2018, as Entry No. 3100679, in Book 7042, at Page 178, of Official Records (as said Plat may have heretofore been amended or supplemented).

Parcel 1A:

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in The Declaration of Covenants, Conditions, Easement and Restriction for Renaissance Towne Centre recorded March 28, 2003, as Entry No. 1847201, in Book 3257, at Page 1255, of Official Records (as said Declaration may have heretofore been amended or supplemented).

Parcel 1B:

TOGETHER WITH the beneficial interest in and to the Common Areas and Private Streets created and shown on the Renaissance Towne Centre Commercial Mixed Use Planned Unit Development, Phase 1, Plat 1 Amended Official Plat recorded August 15, 2005, as Entry No. 2096953, in Book 3849, at Page 513, of Official Records (as said Plat may have heretofore been amended or supplemented).

Parcel 1C:

TOGETHER WITH the beneficial interest in and to the Common Areas and Private Streets created and shown on the Renaissance Towne Centre Commercial Mixed Use Planned Unit Development, Phase 1, Plat 3, recorded June 22, 2018, as Entry No. 3100679, in Book 7042, at Page 178, of Official Records (as said Plat may have heretofore been amended or supplemented).

Parcel 1D:

TOGETHER WITH the beneficial interest created in that certain Parking Easement Agreement, recorded November 06, 2018, as Entry No. 3127140, in Book 7135, at Page 855, of Official Records.