

Mail Recorded Deed and Tax Notice To:
NSL 252, LLC, a Utah limited liability company
6900 S 900 E Suite 130
Salt Lake City, UT 84047



File No.: 130130-MCU

WARRANTY DEED

Regency Funding & Development, LLC, a Utah Limited Liability Company, as to 25% and LLJ, LLC, a Utah Limited Liability Company, as to 75%

GRANTOR(S) of Kaysville, State of Utah, hereby Conveys and Warrants to

NSL 252, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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

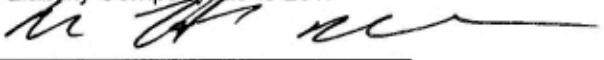
TAX ID NO.: 01-104-0033, 01-104-0034, 01-104-0035, 01-104-0036 and 01-104-0097 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.


[Signature on following page]

Dated this 28th day of September, 2021.

Regency Funding & Development, LLC, a Utah
Limited Liability Company, as to 25%

BY: 
Chris Haertel
Manager

LLJ, LLC, a Utah Limited Liability Company, as
to 75%

BY: 
John Loveday
Manager

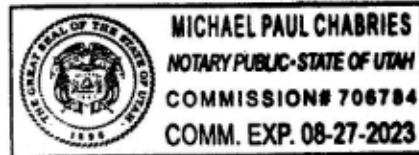
STATE OF UTAH

COUNTY OF DAVIS

On this 28th day of September, 2021, before me, personally appeared Chris Haertel, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Regency Funding & Development, LLC, a Utah Limited Liability Company.



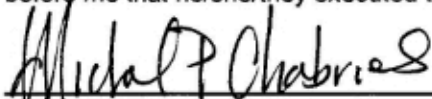
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 28th day of September, 2021, before me, personally appeared John Loveday, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of LLJ, LLC, a Utah Limited Liability Company.



Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Beginning on the West side of State Highway at a point which bears South 89°53' West 407.2 feet and South 0°42' East 1010.15 feet and South 22°37' West 427.8 feet from the Northeast Corner of Section 11, Township 1 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 22°37' West 75 feet; thence West 330.4 feet, more or less, to the East line of property of the State Road Commission of Utah; thence Northeasterly along said East line 70 feet, more or less, to a point 344 feet due West of the point of beginning; thence East 344 feet to the point of beginning.

PARCEL 2:

Beginning on the West side of a State Highway at a point which bears South 89°53' West 407.2 feet and South 0°42' East 1010.15 feet and South 22°37' West 502.8 feet from the Northeast Corner of Section 11, Township 1 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 22°37' West 75 feet; thence West 316.8 feet, more or less, to the East line of property of the State Road Commission of Utah; thence Northeasterly along the said East line 70 feet, more or less, to a point 330.4 feet due West of the point of beginning; thence East 330.4 feet to the point of beginning.

PARCEL 3:

Beginning on West side of Highway at a point South 89°42' West 407.2 feet and South 0°42' East 1010.75 feet; and South 22°37' West 577.8 feet from the Northeast Corner of, Section 11, Township 1 North, Range 1 West, Salt Lake Base and Meridian, South 22°37' West 413.5 feet along said highway; thence West 237 feet to the East line of property conveyed to State Road Commission in 226-418; thence Northeasterly along said East line 390 feet, more or less, to the North line of Grantor's land at a point West of beginning; thence East 316.8 feet to beginning.

PARCEL 4:

Commencing at a point South 89°53' West 407.2 feet and South 0°42' East 1010.75 feet and South 22°37' West 991.3 feet from the Northeast Corner of Section 11, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence along the Northerly line of Grantor's property Westerly 155.0 feet; thence South 22°37' West 70.0 feet parallel to and 155 feet Westerly from the East line of Grantor's land; thence parallel to and 70 feet Southerly from the Northerly line of Grantor's property Easterly 155.0 feet to the Easterly line of Grantor's property; thence along said Easterly line North 22°37' East 70 feet, more or less, to the point of beginning.

PARCEL 5:

Beginning at a point South 89°53' West 407.2 feet and South 0°42' East 1010.75 feet, and South 22°37' West 1061.3 feet from the Northeast Corner of Section 11, Township 1 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 22°37' West 27.5 feet; thence Northwesterly 20 feet; thence Southwesterly 322 feet along the East line of Grantor's land; thence West 288.9 feet to the Southwest Corner of Grantor's land; thence Northeasterly along the West line of Grantor's land 460 feet; thence East 83 feet; thence parallel to and 155 feet Westerly from the East line of Grantor's land South 22°37' West 70.0 feet; thence parallel to and 70 feet South from the Northerly line of Grantor's land Easterly 155 feet to the point of beginning

Said land being also described (by surveyed legal description in survey by Dudley & Associates on or about March 10, 1983, and evidenced by deed, recorded August 18, 2000, as Entry No. 1608620, in Book 2682 at Page 879, official record, of Davis County, Utah) as follows:

Commencing at a point located North 89°53' West along the section line 925.68 feet and South 1921.50 feet from the Northeast Corner of Section 11, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence South 22°37' West 70.00 feet; thence South 89°14'50" East 155.00 feet to the Westerly right of way line of State Highway 91; thence along said right of way as follows: South 22°37' West 27.50 feet, North 67°23' West 20.00 feet, South 22°56'57" West 322.00 feet (1.0 feet offset and parallel to State Road Commission fence line); thence South 89°28'43" West 288.16 feet to the State Road Commission property line; thence North 29°34'16" East 442.37 feet (1.0 foot offset and parallel to State Road Commission fence line); thence South 89°14'50" East 96.37 feet to the point of beginning.

Parcels 1 through 5, above, being also described by survey as follows:

Beginning at a point on the West line of Main Street, said point being North 89°49'55" West along the Section Line 554.67 feet (NAD83 Bearing for this line is North 89°29'32" West) and South 00°10'05" East 1407.44 feet from the Northeast Corner of Section 11, Township 1 North, Range 1 West, Salt Lake Base and Meridian, thence the following three (3) courses along the West line of Main Street: 1) South 22°51'18" West (S 22°37'00" W - UDOT) 655.87 feet to a found Great Basin Engineering nail and washer and the Northeast corner of Utah Department of Transportation property (Warranty Deed recorded July 15, 1960 as Entry No 205580); 2) North 67°08'42" West (perpendicular - UDOT) 20.00 feet along the North line to the Northwest corner of Utah Department of Transportation property (Warranty Deed recorded July 15, 1960 as Entry No 205580); 3) South 22°51'18" West 330.13 feet (Southerly 322 feet - UDOT) along the Westerly line of Utah Department of Transportation property (Warranty Deed recorded July 15, 1960 as Entry No 205580) to the North line of Utah Department of Transportation property (Warranty Deed recorded March 7, 1956 as Entry No. 154743) thence North 89°44'34" West (West by UDOT Record) 285.82 feet along the North lines of Utah Department of Transportation property (Warranty Deed recorded March 7, 1956 as Entry No. 154743) and Utah Department of Transportation property (Warranty Deed recorded March 4, 1960 as Entry No. 200931) to the Easterly line of Utah Department of Transportation property (Warranty Deed recorded July 15, 1960 as Entry No. 205579) and the Easterly N/A Line of Interstate 15; thence the following two (2) courses along said Easterly N/A Line of Interstate 15: 1) North 29°35'10" East 442.48 feet (Northeasterly - UDOT) along the East line of Utah Department of Transportation property (Warranty Deed recorded July 15, 1960 as Entry No 205579) to the Southeast corner of Utah Department of Transportation property (Final Order of Condemnation recorded September 18, 1961 as Entry No. 226384); 2) North 11°41'31" East (Northeasterly - UDOT) 523.48 feet along the East Line of Utah Department of Transportation property (Final Order of Condemnation recorded September 18, 1961 as Entry No. 226384); and the East line of Utah Department of Transportation property (Warranty Deed recorded November 25, 1960 as Entry no. 214762) to the South line of City's Edge South property, (Warranty Deed recorded August 15, 2017 as Entry Number 3038812; thence North 89°39'50" East (East by record) 362.66 feet along the South line of City's Edge South property, (Warranty Deed recorded August 15, 2017 as Entry Number 3038812) to said West line of Main Street and the Point of Beginning.