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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/4/2021 4:55:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
Discovery Development, L.L.C., a Utah limited liability company
67 South Main Street, #300
Layton, UT 84041



File No.: 131177-JCP

SPECIAL WARRANTY DEED

Con L. Wilcox and Jerilyn Wilcox, aka Jerilyn J. Wilcox, husband and wife as joint tenants

GRANTOR(S) of Clearfield, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Discovery Development, L.L.C., a Utah limited liability company

GRANTEE(S) of Layton, 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.: 12-065-0104, 12-065-0086, 12-065-0186 and 12-391-0023 (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 30th day of September, 2021.

Con L Wilcox
Con L. Wilcox
Jerilyn Wilcox aka Jerilyn J. Wilcox
Jerilyn Wilcox aka Jerilyn J. Wilcox

STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Con L. Wilcox, 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.

Krista Allred
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of September, 2021, before me, personally appeared Jerilyn Wilcox aka Jerilyn J. Wilcox, 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.

Krista Allred
Notary Public

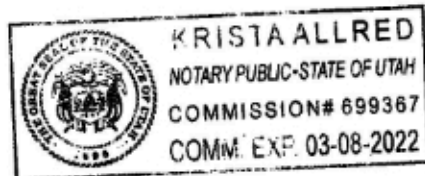


EXHIBIT A
Legal Description

PARCEL 1:

A parcel of land, situate in the Southwest Quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is North 00°07'41" East 1279.79 feet along the section line (NAD83 Bearing being N 0°28'00" East between the Southwest Corner and the West Quarter Corner of said Section 11, per the Davis County Township Reference Plat) and South 89°52'19" East 194.62 feet from the Southwest Corner of said Section 11 and running thence: North 00°07'41" East 92.43 feet; thence North 88°18'00" East 142.20 feet; thence North 00°07'41" East 55.32 feet; thence North 89°32'25" East 158.16 feet; thence South 27°09'00" East 91.16 feet; thence South 36°41'00" East 96.04 feet; thence North 89°52'19" West 258.23 feet; thence North 00°07'41" East 4.00 feet; thence North 89°52'19" West 141.38 feet to the Point of Beginning.

PARCEL 2:

Beginning at a point which is North 00°07'41" East 1275.7 feet along the section line from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian and running thence North 00°07'41" East 4 feet; thence South 89°52'19" East 336.00 feet; thence South 00°07'41" West 4.0 feet; thence North 89°52'19" West 336.00 feet to the point of beginning.

PARCEL 3:

Beginning at a point on the South line of Wilcox Farms Amended Subdivision, said point being North 00°07'41" East 1219.79 feet along the section line to the extension of a South line of said Wilcox Farms Amended Subdivision and South 89°52'19" East 190.31 feet to and along the South line of said Wilcox Farms Amended Subdivision from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running thence South 89°52'19" East 59.69 feet along a South line to an interior corner of said Wilcox Farms Amended Subdivision; thence South 00°07'41" West 96.14 feet along a West line of said Wilcox Farms Amended Subdivision; thence North 89°52'19" West 59.69 feet; thence North 00°07'41" East 96.14 feet to the point of beginning.

PARCEL 4:

A portion of Lot 15, WILCOX FARMS AMENDED, according to the official plat thereof recorded May 22, 2000 as Entry No. 1593382 in Book 2650 at Page 920 in the office of the County Recorder of Davis County, Utah, described as follows:

Beginning at a point which is North 00°07'41" East 868.00 feet along the section line and South 89°52'19" East 159.0 feet from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian; and running thence North 00°07'41" East 22.00 feet; thence South 89°52'19" East 24.00 feet; thence South 00°07'41" West 22.00 feet; thence North 89°52'19" West 24.00 feet to the point of beginning.