

When recorded, please return to:

~~Blackburn & Stoll, L.C.~~ WDG Park Lane, LLC
Attn: ~~Matthew V. Hess, Esq.~~ 1178 Legacy Crossing BLVD
257 East 200 South, Suite 800 Ste. 100
Salt Lake City, Utah 84111 Centerville, UT 84014

1245709

08-052-0242

SPECIAL WARRANTY DEED

Pioneer Legacy Properties II, LC, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS against all persons claiming by, through or under Grantor, but not otherwise, to WDG Park Lane, LLC, a Utah limited liability company, Grantee, for the sum of ten dollars and other good and valuable consideration, the following described parcel of real property as more particularly described at Exhibit "A" (the "Property") in Davis County, Utah.

TOGETHER WITH all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said Property, or any part thereof.

SUBJECT TO: (1) property taxes and assessments which are not shown as existing liens by the public records; (2) all covenants, conditions, restrictions, easements, rights-of-way and reservations of record, and (3) other matters of record applicable to the Property as of the date hereof.

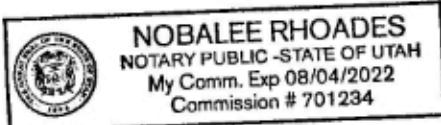
WITNESS the hand of Grantor this 8 day of October, 2021.

Pioneer Legacy Properties II, LC
a Utah limited liability company

By: Craig L. Hess
Craig L. Hess
Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Davis)

On October 8, 2021, Craig L. Hess personally appeared before me and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same in his capacity as Manager of Pioneer Legacy Properties II, LC.



Nobalee Rhoades
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1245709

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

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE EAST FRONTAGE ROAD, SAID POINT ALSO THE SAME POINT OF BEGINNING AS CONTAINED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED JUNE 24, 2019 AS ENTRY NO. 3168113 IN BOOK 7290 AT PAGES 1284-1293 IN THE DAVIS COUNTY RECORDER'S OFFICE, BEING SOUTH 89°52'45" WEST ALONG THE QUARTER SECTION LINE 696.296 FEET AND NORTH 306.014 FEET FROM THE CENTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING TWELVE (12) COURSES: NORTH 17°29'15" WEST 34.201 FEET; THENCE NORTH 68°05'24" WEST 46.98 FEET; THENCE NORTH 18°42'27" WEST 254.22 FEET; THENCE SOUTH 67°50'41" WEST 20.91 FEET; THENCE NORTH 22°16'23" WEST 40.35 FEET TO AN EXISTING FENCE LINE; THENCE STILL ALONG SAID BOUNDARY LINE AGREEMENT AND AN EXISTING FENCE LINE NORTH 89°01'29" EAST 84.14 FEET; THENCE NORTH 88°07'28" EAST 79.917 FEET; THENCE NORTH 89°09'21" EAST 337.547 FEET; THENCE NORTH 89°07'31" EAST 284.95 FEET; THENCE NORTH 88°45'34" EAST 267.389 FEET; THENCE NORTH 89°31'30" EAST 164.276 FEET TO THE SOUTHWEST CORNER OF NORTH MAIN STREET CHURCH SUBDIVISION RECORDED JULY 2, 2009 AS ENTRY NO. 2464628 IN BOOK 4810 AT PAGE 426 IN DAVIS COUNTY RECORDER'S OFFICE; THENCE NORTH 88°47'01" EAST ALONG THE SOUTH OF SAID SUBDIVISION 141.48 FEET; THENCE SOUTH 00°52'45" WEST 362.13 FEET TO THE SOUTH LINE OF THAT COMMON LINE AS DESCRIBED IN SAID BOUNDARY LINE AGREEMENT; THENCE NORTH 89°07'15" WEST ALONG SAID BOUNDARY LINE AGREEMENT 1184.00 FEET TO THE POINT OF BEGINNING.

THE NAD83 ROTATION IS 00°21'15" CLOCKWISE.

TAX ID NO. 08-052-0262