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BK 7903 PG 1703

E 3441951 B 7903 P 1703-1704
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/10/2021 3:23:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-NCS

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Legacy Equity Fund II, LLC, a Utah limited
liability company
1962 East Stag Hill Circle
Draper, UT 84020

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-1083077-SLC1 (ach)**
A.P.N.: **14-094-0024, 14-094-0001**

Q & H L.L.C. a Utah limited liability company Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Legacy Equity Fund II, LLC, a Utah limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

PARCEL 1:

BEGINNING ON THE EAST LINE OF U.S. HIGHWAY NO. 91, AT A POINT 491.8 FEET SOUTH AND 50 FEET EAST FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 231.8 FEET, MORE OR LESS, ALONG SAID HIGHWAY TO THE NORTHERLY LINE OF RIGHT OF WAY OF HILL FIELD INTERCHANGE ON INTERSTATE HIGHWAY 15; THENCE ALONG SAID RIGHT OF WAY LINE SOUTHEASTERLY 58 FEET, MORE OR LESS; THENCE NORTH 83°45' EAST 172 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF DAVIS AND WEBER COUNTIES CANAL; THENCE NORTHWESTERLY ALONG SAID CANAL RIGHT OF WAY (28 FEET WEST OF THE CENTERLINE THEREOF) TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST 118 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING ON THE EAST LINE OF THE U.S. HIGHWAY AT A POINT 262.3 FEET SOUTH AND 50 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 229.5 FEET TO THE NORTH LINE OF A SMALL LANE; THENCE EAST 118.0 FEET TO THE WEST

A.P.N.: 14-094-0024, 14-094-0001

Special Warranty Deed - continued

File No.: NCS-1083077-SLC1
(ach)

LINE OF THE DAVIS AND WEBER COUNTIES CANAL RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this December 10, 2021.

Q & H L.L.C., a Utah limited liability company

By: [Signature]
Name: Jacob Abbott
Title: Manager

STATE OF Utah)
County of Salt Lake)ss.

On December 10, 2021, before me, the undersigned Notary Public, personally appeared **Jacob Abbott, manager of Q & H L.L.C., a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

7/7/2022

[Signature]
Notary Public

