



MAIL TAX NOTICE TO GRANTEE:  
ICI Clinton, LLC  
2231 E Murray Holladay Rd., Ste. 200  
Holladay, UT 84117  
File Number: 2262265FA

## SPECIAL WARRANTY DEED

**FRANKLIN D. DICKSON, as to an undivided one-third tenant-in-common interest; ERIC C. DICKSON, as to an undivided one-third tenant-in-common interest; and DOUGLAS DICKSON, as to an undivided one-third tenant-in-common interest**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS AGAINST THE ACTS OF GRANTOR ONLY to

**ICI CLINTON, LLC, a Utah limited liability company**

GRANTEE

the following tract of land in Davis County, State of Utah, to-wit:

See legal description attached as Exhibit A

A.P.N.: 14-348-0005


Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 14 day of March, 2022.

**GRANTOR:**

  
Franklin D. Dickson

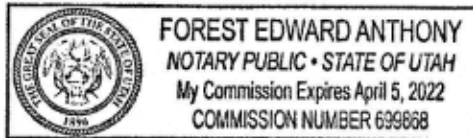
  
Eric C. Dickson

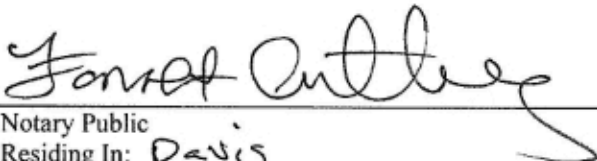
  
Douglas Dickson

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 14 day of March, 2022, personally before me appeared Franklin D. Dickson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

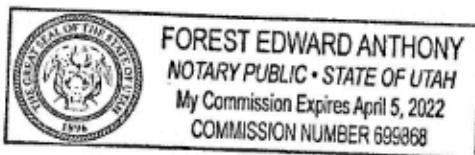


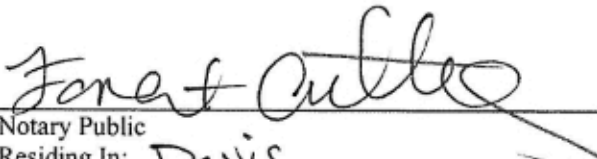
  
Notary Public  
Residing In: Davis  
Commission Expires: 4/5/2022

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 14 day of March, 2022, personally before me appeared Eric C. Dickson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

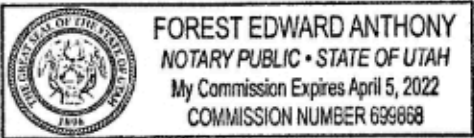


  
Notary Public  
Residing In: Davis  
Commission Expires: 4/5/2022

STATE OF: UTAH

COUNTY OF: *Salt Lake*

On this 14 day of March, 2022, personally before me appeared Douglas Dickson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.



*Forest Anthony*  
\_\_\_\_\_  
Notary Public  
Residing In: *Davis*  
Commission Expires: *4/5/2022*

EXHIBIT A

Lot 5, Clinton Pines Subdivision Phase 1 Amended, according to the official plat thereof, on file and of record in the office of the Davis County Recorder.

Together with and subject to the terms and conditions of the that certain Reciprocal Access Agreement recorded February 21, 2007 in Book 4224 and at Page 665 as Entry Number 2245996 in the office of the Davis County Recorder.

Also subject to the affect therein of the Covenants, Conditions, Restrictions and/or Easements Dated April 11, 2003 and Recorded April 15, 2003 in Book 3269 and at Page 692 as Entry Number 1854247 in the office of the Davis County Recorder.

LESS AND EXCEPTING:

Any portion lying within that boundaries of SR-108 known as 2000 West Street as described in that certain Quit Claim Deed recorded October 28, 2008 as Entry No. 2401275 in Book 4645 at Page 375 on file and of recorded in the office of the Davis County Recorder, State of Utah, more particularly described as:

A parcel of land in fee for the construction improvements and widening of the existing highway SR-108 known as 2000 West Street, also known as Project No. STP-0108(11)8; being a portion of an entire tract of land situate in the Southwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said portion being described more particularly as follows:

Beginning at a point on the easterly right of way line of said 2000 West Street, said point being North 89°59'21" East 33.00 feet along the section line from the West Quarter corner of said Section 27; thence South 00°09'39" West 537.00 feet to the grantor's south boundary line; thence North 89°59'21" East 22.00 feet along said line; thence North 00°09'39" East 480.00 feet; thence North 45°04'30" East 21.25 feet; thence North 00°00'39" West 42.00 feet to the grantor's north boundary line; thence South 89°59'21" West 36.88 feet along said line to the point of beginning.