

WHEN RECORDED, MAIL TO:

HG 2000, L.L.C.
1082 West Dutch Lane
Kaysville, Utah 84037

SPECIAL WARRANTY DEED

Escrow Number: 1239161

A.P.N.: 14-053-0127

Robert P. O'Block, Grantor, of Commonwealth Avenue, Apt. 15 B, Boston, Massachusetts 02116 and having a Utah office at Building A-1, Freeport Center, Clearfield, Utah 84016, hereby CONVEYS and WARRANTS, against all who claim, by, through and under Grantor, to

HG 2000, L.L.C., a Utah limited liability company, **Grantee**, having its principal place of business at 1082 West Dutch Lane, Kaysville, Utah, 84037, for the sum of Ten dollars (\$10.00) and other good and valuable consideration, the following described unimproved real property located in Clinton City, Davis County, Utah 84015:

A portion of the NE1/4 of Section 33, Township 5 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows: Beginning at the Southeast corner of that real property described in Deed Entry No. 2915134 of the Official Records of Davis County which is S89°58'53"E 2,120.94 feet along the quarter section line and N00°01'07"E 331.09 feet from center of Section 33, Township 5 North, Range 2 West, Salt Lake Base and Meridian; and running thence N00°13'02"E along said Deed 993.27 feet to the one sixteenth line; thence S89°59'57"E 500.00 feet along the one sixteenth line to the West right of way line of 2000 West Street said point also begin on the Westerly line of that real property described in Deed Entry No. 2698022 of the Official Records of Davis County; thence along said Deed the following 2 (two) courses: 1) S0°13'05"W (Deed: South) 163.28 feet; 2) N88°34'52"W (Deed: N88°34'52"W) 193.88 feet to a fence line; thence S01°00'45"W (Deed: South) along said fence 172.66 feet; thence S89°59'33"E (Deed: East) 229.24 feet to the section line and centerline of said 2000 West Street; thence S0°13'05"W 331.10 feet along the section line; thence N89°59'25"W 33.00 feet to the West right of way line of said

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2000 West Street; thence S0°13'05"W 207.70 feet along said West right of way line to the Northerly line of that real property described in Deed Entry No. 2104216 of the Official Records of Davis County; thence N89°59'15"W along said Deed 134.28 feet; thence S0°12'43"W along said Deed 123.42 feet to a point on the North line of the South half of the South half of the Southwest quarter of the Northeast quarter of said Section 33; thence along said North line N89°59'09"W 365.72 feet to the point of beginning. Tax ID No.: 14-053-0127

This Special Warranty Deed and the conveyance evidenced hereby is subject to: (a) all taxes and assessments not yet due and payable; (b) all easements, restrictions, encroachments, encumbrances and rights of way of record or observable on the land or enforceable at law or in equity; (c) any state of facts an accurate ALTA survey or inspection of the Property would show; (d) all applicable zoning laws and ordinances; (e) all unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof in the name of third persons or legal entities, whether of record or not; (f) all minerals, mineral rights, mineral reservations and geothermal interests standing in the name of third persons or legal entities, whether or not appearing of public record of whatsoever kind; and (g) that certain Farm Lease Agreement dated January, 2022 between Robert P. O'Block as Landlord and Mountain Land Produce.

WITNESS, the hand of said Grantor, this 19th day of April, 2022.

Robert P O'Block
Robert P. O'Block

State of Massachusetts

County of Suffolk

On this 19th day of April, 2022, before me personally appeared Robert P. O'Block, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Emily Higgins
Notary Public

Printed Name: Emily Higgins

My commission expires: 1/17/2025

