

D27260

AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
SHIVANG HOSPITALITY LLC, a Utah limited liability company
332 West Park Lane
FARMINGTON, UT 84025

WARRANTY DEED

SOSKEN, LLC, a Utah Limited Liability Company

CAROL F COOK, SUCCESSOR TRUSTEE of THE JERRY COOK TRUST DATED
FEBRUARY 7, 2018

SHERRY COOK, TRUSTEE OF THE SHERRY COOK TRUST dated 7-20-2009 (Amended
and Restated (3-21-2019)

JEFFREY D COOK

SUZETTE C HIRST, Trustee of THE JOHN W and SUZETTE C HIRST REVOCABLE TRUST
dated October 2, 2008

of FARMINGTON, County of DAVIS, State of Utah
hereby CONVEY and WARRANT to

Grantor,

SHIVANG HOSPITALITY LLC, a Utah Limited Liability Company

Grantee,

of FARMINGTON, County of DAVIS, State of Utah

for the sum of TEN DOLLARS AND NO/100 and other good and valuable consideration, the
following tract of land in the County of DAVIS, State of UT, to-wit

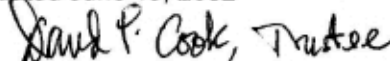
See Attached Exhibit "A"

08-486-0122 pt

WITNESS the hand of said grantor, this 10 day of June, 2022

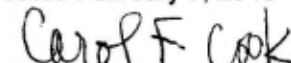
SOSKEN, LLC,
a Utah Limited Liability Company

THE DAVID P COOK TRUST,
dated June 19, 2002



DAVID P COOK, Trustee

THE JERRY COOK TRUST
dated February 7, 2018



CAROL F COOK, Successor Trustee

THE SHERRY COOK TRUST dated 7-20-2009
(amended and restated 3-21-2019)

Sherry Cook
SHERRY COOK, Trustee

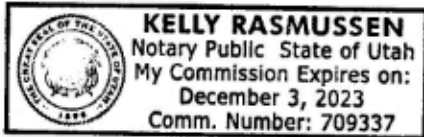
Jeffery D. Cook
JEFFERY D COOK

THE JOHN W and SUZETTE C HIRST
REVOCABLE TRUST dated October 2, 2008

Suzette C. Hirst
SUZETTE C HIRST, Trustee

STATE OF UTAH)
) :ss
COUNTY OF DAVIS)

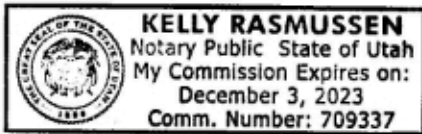
On the 10 day of June, 2022, personally appeared before me DAVID P COOK, Trustee of THE DAVID P COOK TRUST dated June 19, 2002, Manager of SOSKEN, LLC, a Utah Limited Liability Company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Kelly Rasmussen
Notary Public

STATE OF UTAH)
) :ss
COUNTY OF DAVIS)

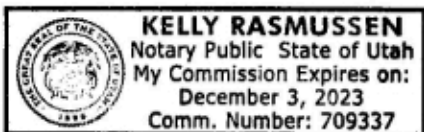
On the ___ day of June, 2022, personally appeared before me CAROL F COOK, Successor Trustee of THE JERRY COOK TRUST DATED FEBRUARY 7, 2018 , the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Kelly Rasmussen
Notary Public

STATE OF UTAH)
) :ss
COUNTY OF DAVIS)

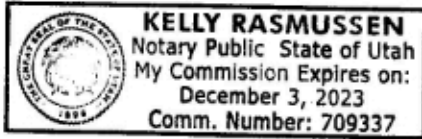
On the 10 day of June, 2022, personally appeared before me SHERRY COOK, Trustee of THE SHERRY COOK TRUST DATED 7-20-2009 (AMENDED AND RESTATED 3-21-2019), the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Kelly Rasmussen
Notary Public

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 10 day of June, 2022, personally appeared before me JEFFERY D COOK the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

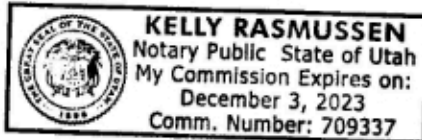




Notary Public

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 10 day of June, 2022, personally appeared before me SUZETTE C. HIRST, Trustee of THE JOHN W. AND SUZETTE C. HIRST REVOCABLE TRUST dated October 2, 2008. , the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.





Notary Public

ORDER NUMBER: D27260

EXHIBIT "A"

PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATION PARKWAY AND THE NORTHERLY RIGHT-OF-WAY LINE OF COOK LANE, SAID POINT BEING N00°00'21"W 751.48 FEET AND S89°59'39"W 472.05 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14 (SOUTHEAST CORNER BEING S00°00'21"E 2636.85 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) S77°32'21"W 28.09 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 69.52 FEET, A DELTA ANGLE OF 32°39'00", A CHORD BEARING OF N86°08'09"W, AND A CHORD LENGTH OF 68.58 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 178.00 FEET, AN ARC LENGTH OF 62.07 FEET, A DELTA ANGLE OF 19°58'50", A CHORD BEARING OF N79°48'04"W, AND A CHORD LENGTH OF 61.76 FEET; AND (4) N89°47'29"W 318.11 FEET; THENCE N00°20'20"W 293.60 FEET TO THE CENTERLINE OF THE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING FOURTEEN (14) COURSES: (1) N81°25'52"E 12.83 FEET; (2) S75°10'17"E 27.95 FEET; (3) E N72°49'07"E 21.25 FEET; (4) N30°06'38"E 25.81 FEET; (5) N23°33'58"E 18.51 FEET; (6) N07°20'52"W 16.74 FEET; (7) N15°14'47"E 23.97 FEET; (8) N39°58'23"E 25.16 FEET; (9) N23°01'25"E 29.67 FEET; (10) N20°24'46"E 51.82 FEET; (11) N44°01'23"E 26.58 FEET; (12) N61°39'35"E 21.80 FEET; (13) N69°54'34"E 39.60 FEET; AND (14) N65°21'01"E 36.28 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATION PARKWAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 610.00 FEET, AN ARC LENGTH OF 356.46 FEET, A DELTA ANGLE OF 33°28'53", A CHORD BEARING OF S31°23'17"E, AND A CHORD LENGTH OF 351.41 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 611.07 FEET, AN ARC LENGTH OF 73.34 FEET, A DELTA ANGLE OF 06°52'37", A CHORD BEARING OF S11°11'52"E, AND A CHORD LENGTH OF 73.30 FEET; AND (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 171.09 FEET, A DELTA ANGLE OF 12°06'07", A CHORD BEARING OF S13°54'31"E, AND A CHORD LENGTH OF 170.77 FEET TO THE POINT OF BEGINNING.