

WHEN RECORDED, RETURN TO:

IC1 CLINTON PINES, LLC
2231 E. Murray Holladay Road, #200
Holladay, Utah 84117
Attn: Keith R. Anderson

SPECIAL WARRANTY DEED

For good and valuable consideration, TETON INVESTMENT HOLDING, LLC, a Utah limited liability company (as to a 50% undivided interest), located and having a mailing address at 1178 W. Legacy Crossing Blvd., #100, Centerville, Utah 84014, and WAYNE A. BELLEAU, an individual (as to a 50% undivided interest), located and having a mailing address at 456 Hampton Court Lane 100, Fruit Heights, Utah 84037 (collectively, "**Grantor**"), hereby CONVEYS AND WARRANTS against those claiming by, through or under said Grantor, but not otherwise, to IC1 CLINTON PINES, LLC, a Utah limited liability company (the "**Grantee**"), located and having a mailing address at 2231 E. Murray Holladay Road, #200, Holladay, Utah 84117, the following described real property in Davis County, State of Utah, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon (the "**Property**") to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

The Subject Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

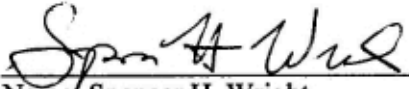
Subject to all taxes, assessments, liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record.

[Signature Pages Follow]

GRANTOR:

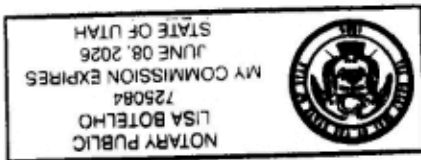
TETON INVESTMENT HOLDING, LLC,
a Utah limited liability company

By: TETON LAND COMPANY, L.L.C.,
a Utah limited liability company,
its Manager

By: 
Name: Spencer H. Wright
Title: Manager


STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On this 15 day of June, 2022, personally appeared before the undersigned Notary Public, Spencer H. Wright, personally known to me (or proven on the basis of satisfactory evidence), and who by me duly sworn/affirmed, did say that he is the Manager of TETON LAND COMPANY, L.L.C., a Utah limited liability company, the Manager of TETON INVESTMENT HOLDING, LLC, a Utah limited liability company, and that he executed the foregoing instrument on behalf of said company in his authorized capacity.




NOTARY SIGNATURE AND SEAL

GRANTOR:


WAYNE A. BELLEAU, an individual

STATE OF UTAH)
 ss.
COUNTY OF DAVIS)

On this 15 day of June, 2022, personally appeared before the undersigned Notary Public, Wayne A. Belleau, personally known to me (or proven on the basis of satisfactory evidence), and acknowledged that he executed the same.


NOTARY SIGNATURE AND SEAL


 **NOBALEE RHOADES**
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp 08/04/2022
Commission # 701234

Exhibit "A"
to
Special Warranty Deed

The Property referred to in the foregoing instrument is located Davis County, State of Utah, and is more particularly described as follows:

PARCEL 1:

LOT 1, CLINTON PINES SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, STATE OF UTAH.

PARCEL 1A:

TOGETHER WITH AND SUBJECT TO EASEMENTS AS DESCRIBED IN THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED APRIL 11, 2003, AS ENTRY NO. 1852873, IN BOOK 3267, AT PAGE 917 OF OFFICIAL RECORDS, AND (II) THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CLINTON PINES SUBDIVISION PHASE 1 COMMERCIAL SUBDIVISION RECORDED APRIL 15, 2003, AS ENTRY NO. 1854247, IN BOOK 3269, AT PAGE 692 OF PUBLIC RECORDS, AND (III) THAT CERTAIN PLAT OF CLINTON PINES SUBDIVISION, PHASE 3, CLINTON CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

PARCEL 1B:

TOGETHER WITH AND SUBJECT TO RECIPROCAL EASEMENTS AS DESCRIBED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 21, 2007 AS ENTRY NO. 2245996 IN BOOK 4224 AT PAGE 665 OF PUBLIC RECORDS.

TAX ID NO. 14-386-0001

PARCEL 2:

A PART OF CLINTON PINES PHASE 4 SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AS RECORDED IN THE DAVIS COUNTY RECORDS AS ENTRY NUMBER 2140386 IN BOOK 3958 ON PAGE 118, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 1800 NORTH STREET IN CLINTON, UTAH, SAID POINT LIES N89°56'21"E, 785.18 FEET AND S00°00'39"E, 42.00 FEET FROM THE W 1/4 CORNER OF SAID SECTION 27 THENCE N89°56'21"E, 156.02 FEET; THENCE S00°18'12"E, 185.75 FEET; THENCE S89°17'30"W, 156.82 FEET; THENCE N00°00'01"E, 187.52 FEET TO THE POINT OF BEGINNING,

PARCEL 2A:

TOGETHER WITH AND SUBJECT TO EASEMENTS AS DESCRIBED IN THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED APRIL 11, 2003, AS ENTRY NO. 1852873, IN BOOK 3267, AT PAGE 917 OF PUBLIC RECORDS.

Part of TAX ID NO. 14-409-0010



3483138
BK 8032 PG 708

COMMUNITY DEVELOPMENT

**2267 North 1500 West
Clinton City, UT 84015**

Phone: (801) 614-0740

Fax: (801) 614-0752

June 1, 2022

Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd, Suite 100
Centerville, Utah 84014

RE: Letter of Authorization for Sale of Property by Meets and Bounds

Mr. Wright:

This letter of authorization acknowledges the sale of a portion of property by meets and bounds located at approximately 1803 West 1800 North in Clinton, Utah (Parcel No. 14-409-0010). An amended plat application has been received and will be required to be recorded prior to any additional development of the property and before any building permits can be issued.

If you have any questions or require additional information regarding this matter, please contact me at 801-614-0740 or via email at pmatson@clintoncity.com.

Sincerely,

Peter Matson

Peter Matson, AICP
Community Development Director