

E 3487692 B 8050 P 331-332
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/14/2022 11:55:00 AM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR TRULY TITLE INC

Prepared By:
Truly Title, Inc.
9089 South 1300 West, Suite 120
West Jordan, UT 84088

When Recorded, Mail Deed and Tax Notice To:
Sego Ventures #5, LC
Vacant
Farmington, UT 84025

SPECIAL WARRANTY DEED

FSC Development LLC, a Utah Limited Liability Company, of West Jordan, Salt Lake County, ,
GRANTORS,

Hereby CONVEY(S) and WARRANT(S) against all claiming by, through or under the grantor to

Sego Ventures #5, LC, a Utah Limited Liability Company of Farmington, County, Utah, GRANTEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Davis County, State of Utah, to-wit:

The land hereinafter referred to is situated in the City of Farmington, County of Davis, State of UT, and is described as follows:

A parcel of land, situate in the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Farmington, Utah, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of 1525 West Street, said point being North 00°20'03" West 671.55 feet along the quarter-section line and East 173.59 feet from the South Quarter Corner of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian (NAD83 bearing being North 00°00'16" East along the quarter line between the South Quarter and the Center of said Section 14 per the Davis County Township Reference Plat); and running thence along said easterly right-of-way line the following three (3) courses: (1) North 36°28'51" West 39.02 feet; (2) Northwesterly 484.98 feet along the arc of a 761.00 foot radius curve to the right (center bears North 53°31'09" East and the chord bears North 18°13'26" West 476.81 feet with a central angle of 36°30'50"); (3) North 00°01'59" East 80.84 feet; thence South 89°38'13" East 172.70 feet; thence North 00°21'47" East 223.48 feet; thence South 89°38'13" East 159.96 feet; thence South 00°21'47" West 275.00 feet; thence South 89°38'19" East 329.24 feet; thence Southerly 43.44 feet along the arc of a 250.00 foot radius curve to the right (center bears South 80°24'28" West and the chord bears South 04°36'52" East 43.38 feet with a central angle of 09°57'19"); thence South 00°21'47" West 370.96 feet; thence South 89°45'19" West 250.81 feet; thence Southwesterly 121.45 feet along the arc of a 188.50 foot radius curve to the left (center bears South 00°14'42" East and the chord bears South 71°17'51" West 119.36 feet with a central angle of 36°54'54"); thence South 52°50'24" West 91.99 feet; thence South 89°40'16" West 53.25 feet to the point of beginning.

APN: 08-060-0058
APN: 08-060-0059

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

WITNESS the hand of said grantor(s), this 28th day of June, 2022.

FSC Development LLC, a Utah Limited Liability Company

BY: Chris McCandless
Chris McCandless

State of Utah CO
County of ~~Davis~~ SALT LAKE

On 6/28/22 before me, Crystal Keele, Notary Public,
personally appeared Chris McCandless who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature Crystal Keele (Seal)

