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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/19/2022 2:43:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Mail Recorded Deed and Tax Notice To:
ICO Station Parkway II, LLC, a Utah limited liability company
50 E. Temple, Suite 400
Salt Lake City, UT 84111



File No.: 157079-ETF

SPECIAL WARRANTY DEED

ICO Station Parkway, LLC, a Utah limited liability company, as to Parcel 1; and ICO Station Parkway, LLC, a Utah limited liability company, formerly known as Residences at Station Parkway, LLC, as to Parcels 2 and 3

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

ICO Station Parkway II, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 08-612-0007, 08-612-0004 and 08-612-0005 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 19 July 2022.

ICO Station Parkway, LLC, a Utah limited liability company

BY: James G. Seaberg
NAME: James G. Seaberg
TITLE: Manager

STATE OF UTAH

COUNTY OF UTAH

On JULY 19TH, 2022, before me, personally appeared JAMES G. SEABERG, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of ICO Station Parkway, LLC, a Utah limited liability company.

Deanne Clayton
Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

All of Lot 3, RESIDENCES AT STATION PARKWAY, according to the official plat thereof on file and of record in the office of the Davis County Recorder, recorded August 10, 2018 as Entry No. 3110260 in Book 7075 at Page 171.

TOGETHER WITH the following:

A part of Lot 2, RESIDENCES AT STATION PARKWAY, being contained within the Southwest Quarter of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Farmington City, Davis County, Utah:

Beginning at the Southeasterly Corner of said Lot 2 located 976.74 feet North 0°00'21" West along the Section Line; and 238.65 feet North 89°59'39" East from the Southwest Corner of said Section 13; and running thence South 78°30'09" West 63.46 feet along the Southerly Line of Said Lot 2; thence North 4°29'57" East 102.41 feet; thence North 13°32'50" West 210.49 feet to the Northerly Line of said Lot 2; thence along the boundary of said Lot 2 the following three courses: North 76°49'47" East 60.00 feet to the Northeasterly Corner hereof; South 13°32'50" East 222.86 feet; and South 4°29'57" West 91.38 feet to the point of beginning.

PARCEL 2:

All of Lot 4, RESIDENCES AT STATION PARKWAY, according to the official plat thereof on file and of record in the office of the Davis County Recorder, recorded August 10, 2018 as Entry No. 3110260 in Book 7075 at Page 171.

PARCEL 3:

All of Lot 5, RESIDENCES AT STATION PARKWAY, according to the official plat thereof on file and of record in the office of the Davis County Recorder, recorded August 10, 2018 as Entry No. 3110260 in Book 7075 at Page 171.