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BK 8055 PG 252

E 3488832 B 8055 P 252-253  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
7/21/2022 12:28:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR OLD REPUBLIC NATL

192706  
Mail Tax Notice to Grantee:

2654 North 250 East  
North Ogden, Utah 84414

**SPECIAL WARRANTY DEED**

THIS DEED, is made and entered into, by and between, Exchange Accommodation, LLC, a Utah Limited Liability Company, ("Grantor"), in the capacity as an Exchange Accommodation Titleholder, does hereby grant, convey, transfer, assign, deed and warrant as to the acts of the Grantor only, to:

Ronald E. Perry and Brenda B. Perry, husband and wife as joint tenants  
("Grantee"),

for and in consideration of Ten Dollars and other valuable consideration, including but not limited to those expressed in the 1031 exchange documents, the receipt of which is acknowledged, all of the Grantors right, title and interest in and to certain real property situated in Davis County, State of Utah, more particularly described as follows:

See Legal Description of Subject Property on attached Exhibit "A"  
Tax Parcel 14-001-0094

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, water rights decreed, contracted for or appurtenant thereto, fixtures, improvements on the premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way, and easements of record or by prescription.

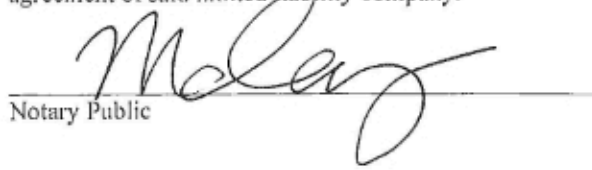
Exchange Accommodation, LLC, a Utah Limited Liability Company

By:   
Michael L. Hendry—Manager

7-20-22  
Date

State of Utah  
County of Weber

On this the 20th day of July 2022, personally appeared before me, Michael L. Hendry as Manager of Exchange Accommodation, LLC, a Utah Limited Liability Company, the signer of this deed who duly acknowledged to me that he executed the same in the capacity stated and in accordance with the operating agreement of said limited liability company.

  
Notary Public

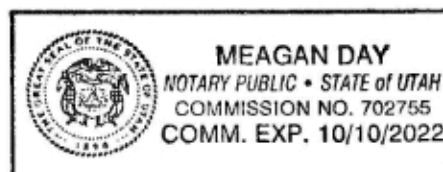


EXHIBIT "A"  
LEGAL DESCRIPTION

BEGINNING 16.86 RODS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY AND RUNNING THENCE NORTH 8 RODS; THENCE EAST 20 RODS; THENCE SOUTH 8 RODS, THENCE WEST 20 RODS TO THE POINT OF BEGINNING. LESS AND EXCEPTING THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED JULY 28, 2006 AS ENTRY NO. 2187883 IN BOOK 4088, PAGE 302, RECORDS OF DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN FEE FOR THE CONSTRUCTION IMPROVEMENTS AND WIDENING OF THE EXISTING HIGHWAY SR-106, KNOWN AS, 2000 WEST STREET, KNOWN AS PROJECT NO. STP-0108(11)8; BEING A PORTION OF AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND SAID ENTIRE TRACT OF PROPERTY RECORDED AS ENTRY 1188793, BOOK 1894, PAGE 984 AT THE DAVIS COUNTY RECORDER'S OFFICE, SAID PORTION BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 2000 WEST, SAID POINT BEING NORTH 00°07'29" EAST 276.76 FEET ALONG THE SECTION LINE AND SOUTH 89°52'31" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00°07'29" EAST 132.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE GRANTOR'S NORTH BOUNDARY LINE; THENCE SOUTH 89°52'31" EAST 13.98 FEET (EAST BY RECORD) ALONG SAID NORTH BOUNDARY LINE; THENCE SOUTH 00°07'29" WEST 132.00 FEET TO THE GRANTOR'S SOUTH BOUNDARY LINE; THENCE NORTH 89°52'31" WEST 13.98 FEET (WEST BY RECORD) ALONG SAID SOUTH BOUNDARY LINE TO THE POINT OF BEGINNING.

Serial Number: 14-001-0094