

Mail Recorded Deed & Tax Notice To:  
Full Tilt Holdings, LLC  
482 North 1375 East  
Layton, UT 84040



File No.: 164181-MCP

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## WARRANTY DEED

Dale J. McCrary and David Ornelas

**GRANTOR(S)** of Layton, State of Utah, hereby Conveys and Warrants to

Full Tilt Holdings, LLC

**GRANTEE(S)** of Layton, 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:


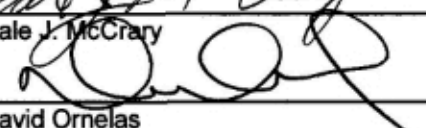
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 09-046-0061 and 09-013-0167 (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 15th day of December, 2022.

  
\_\_\_\_\_  
Dale J. McCrary  
  
\_\_\_\_\_  
David Ornelas

STATE OF UTAH  
COUNTY OF DAVIS

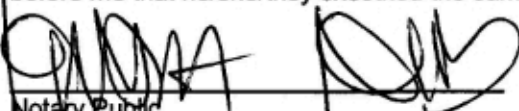
On this 15th day of December, 2022, before me, personally appeared Dale J. McCrary, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
\_\_\_\_\_  
Notary Public



STATE OF UTAH  
COUNTY OF DAVIS

On this 15th day of December, 2022, before me, personally appeared David Ornelas, 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.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

BEGINNING AT A POINT 189.13 FEET WEST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF LAYTON, COUNTY OF DAVIS, AND POINT BEING THE INTERSECTION OF THE NORTH LINE OF SECTION 9 AND THE WEST LINE OF FAIRFIELD ROAD AND RUNNING THENCE SOUTH 01°06'27" EAST ALONG THE WEST LINE OF FAIRFIELD ROAD 60.0 FEET, THENCE NORTH 89°34'30" WEST 200.0 FEET, THENCE NORTH 01°06'27" WEST 60.0 FEET TO THE NORTH SECTION LINE OF SAID SECTION 9, THENCE SOUTH 89°34'30" EAST ALONG THE SECTION LINE 200.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN: BEGINNING AT A POINT ON THE WEST LINE OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED MAY 1, 2008 AS ENTRY NO. 2361967 IN BOOK 4524 AT PAGE 1111, SAID POINT BEING ON THE NORTH LINE OF UTAH STATE HIGHWAY NO. 193 AT A POINT 334.07 FEET SOUTH, MORE OR LESS, AND NORTH 80°09' WEST 210.26 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 9, RUNNING THENCE NORTH 80°09' WEST ALONG THE NORTH LINE OF SAID STATE HIGHWAY 185.05 FEET, THENCE NORTH 1°06'27" WEST 209.43 FEET TO A POINT 60 FEET SOUTH OF THE SECTION LINE, THENCE SOUTH 89°34'30" EAST 185.52 FEET, MORE OR LESS, TO THE WEST LINE OF SAID PROPERTY, THENCE ALONG SAID WEST LINE THE FOLLOWING 5 COURSES AND DISTANCES: SOUTHEASTERLY ALONG THE ARC OF A 540.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 45.51 FEET (CHORD BEARS SOUTH 07°14'18" EAST 45.49 FEET) TO A POINT OF REVERSE CURVATURE AND SOUTHEASTERLY ALONG THE ARC OF A 460.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 68.60 FEET (CHORD BEARS SOUTH 05°22'49" EAST 68.54 FEET) AND SOUTH 01°06'29" EAST 119.22 FEET AND SOUTH 88°53'31" WEST 5.10 FEET AND SOUTH 49°23'35" WEST 10.84 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE PROPERTY WITHIN FAIRFIELD ROAD ALSO DESCRIBED IN WARRANTY DEED RECORDED JUNE 11, 2008, AS ENTRY NO. 2371896, IN BOOK 4552, AT PAGE 896, OF OFFICIAL RECORDS.

TOGETHER WITH A RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING THENCE NORTH 89°34'30" WEST 200.0 FEET, THENCE SOUTH 01°06'27" EAST 30.0 FEET, THENCE SOUTH 89°34'30" EAST 200.0 FEET, THENCE NORTH 01°06'27" WEST 30.0 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

BEGINNING AT A POINT NORTH 89°34'30" WEST 211.14 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF LAYTON, COUNTY OF DAVIS, AND RUNNING THENCE NORTH 01°05'06" WEST 60.00 FEET ALONG THE WEST LINE OF THE PROPERTY CONVEYED IN WARRANTY DEED RECORDED JUNE 11, 2008, AS ENTRY NO. 2371895, IN BOOK 4552, AT PAGE 894, OF OFFICIAL RECORDS, THENCE NORTH 89°34'30" WEST 184.42 FEET, THENCE SOUTH 01°06'27" EAST 60.0 FEET TO THE SOUTH LINE OF SAID SECTION 4, THENCE SOUTH 89°34'30" EAST ALONG SAID SECTION LINE 184.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE PROPERTY WITHIN FAIRFIELD ROAD ALSO DESCRIBED IN WARRANTY DEED RECORDED JUNE 11, 2008, AS ENTRY NO. 2371895, IN BOOK 4552, AT PAGE 894, OF OFFICIAL RECORDS.