

MAIL TAX NOTICE TO:

Mango Labs, LLC
111 E. Broadway Ste. 900
Salt Lake City, Utah 84111

WARRANTY DEED

Mango Labs, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Mango Labs, LLC, a Utah Limited Liability Company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

A PORTION OF GROUND THAT IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (WITH THE NAD83 ROTATION BEING 00°23'19" CLOCKWISE), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 00°01'47" EAST ALONG THE QUARTER SECTION LINE 1033.81 FEET AND WEST 317.73 FEET FROM THE CENTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 88°15'00" WEST 27.44 FEET; THENCE SOUTH 02°00'00" WEST 142.88 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 88°56'09" WEST ALONG SAID EXISTING FENCE LINE 629.35 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 89; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: NORTH 24°42'53" WEST 75.05 FEET TO A POINT ON A 2377.75 FOOT NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 64°37'48" EAST); THENCE NORTHWESTERLY 139.15 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°21'11" (WHICH LONG CHORD BEARS NORTH 23°41'37" WEST 139.13 FEET) TO A POINT ON A 3905.18 FOOT RADIUS NON-TANGENT COMPOUNDING CURVE (WHICH RADIUS POINT BEARS NORTH 67°19'35" EAST); THENCE NORTHWESTERLY 26.41 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°23'15" (WHICH LONG CHORD BEARS NORTH 22°28'48" WEST 26.41 FEET) TO THE SOUTH LINE OF THE FARMINGTON CITY SHEPARD PARK; THENCE NORTH 89°56'51" EAST ALONG SAID SOUTH LINE 762.61 FEET TO THE EAST RIGHT-OF-WAY LINE AND THE EXTENSION THEREOF OF 700 WEST STREET; THENCE SOUTH 03°07'48" WEST 65.46 FEET TO THE POINT OF BEGINNING.

Tax ID No. 08-051-0234 (shown for informational purposes only)

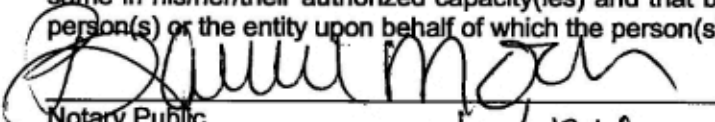
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 16 day of December, 2022.


Mango Labs, LLC by Matthew B. Garff, Manager

State of Utah
County of Davis

On this 16 day of Dec., 2022, personally appeared before me, the undersigned Notary Public, personally appeared Matthew B. Garff who is the manager of Mango Labs, LLC personally known to me (or 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 before 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.


Notary Public

My commission expires: 3/4/24

