

MAIL TAX NOTICE TO:

Garff Properties-Michigan, LLC
111 E. Broadway, Suite 900
Salt Lake City, UT 84111

WARRANTY DEED

H Group Hidden Farm, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Garff Properties-Michigan, 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 part of the Northeast and Northwest Quarters of Section 13, Township 3 North, Range 1 West, of the Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the South boundary line of North Main Street Church Subdivision being located North 0°22'31" East 643.35 feet along the West line of the Northeast Quarter of said Section 13 and North 90°00'00" East 351.36 feet from the Southwest corner of said Northeast Quarter; running thence South 89°51'50" West 164.24 feet; thence South 89°06'29" West 267.39 feet; thence South 89°28'26" West 284.95 feet; thence South 89°30'16" West 337.55 feet; thence South 88°28'23" West 79.92 feet; thence South 89°22'24" West 84.14 feet to the East right-of-way line of Highway 89/91; thence along said right-of-way line along the arc of a 5141.28 foot radius curve to the right 198.28 feet having a central angle of 2°12'35" and whose chord bears North 23°19'20" West 198.28 feet; thence North 24°32'13" West along said Right-of-Way line 78.77 feet to an existing fence; thence along said existing fence line the following three (3) courses: (1) North 89°14'38" East 629.62 feet; (2) North 2°18'44" East 173.30 feet; (3) North 89°59'51" East 577.75 feet; thence South 02°20'44" West 16.49 feet; thence North 88°26'42" East 49.19 feet; thence along the arc of a 45.11 foot radius curve (which Radius Point Bears South 03°04'49" East) to the left 146.47 feet, having a central angle of 186°02'03", chord bears South 06°05'47" East 90.10 feet; thence North 81°55'20" East 59.48 feet to the boundary of said North Main Street Church Subdivision; thence along said subdivision boundary South 0°20'37" West 325.71 feet to the point of beginning.

Less and Excepting therefrom the following described property previously conveyed by Grantor in Warranty Deed recorded December 31, 1992 in the Office of the Davis County Recorder as Entry No. 1010767, Book 1569, Page 1276:

Beginning at a point South 89°45'50" West 352.89 feet and South 1761.66 feet from the North Quarter corner of Section 13, Township 3 North, Range 1 West, Salt Lake Meridian, in the City of Farmington; and running thence South 3°29'52" West 35.00 feet; thence North 86°30'08" West 30.00 feet; thence North 3°29'52" East 34.88 feet; thence South 86°43'53" East 30.00 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO that certain Boundary Line Agreement recorded February 4, 2009 in the Office of the Davis County Recorder, as Entry No. 2421239, Book 4706, Page 1427.

Together with and Less and Excepting any portion affected by Boundary Line Agreement recorded December 6, 2021, as Entry No. 3440476, in Book 7899, Page 446, and Affidavit of Corrections recorded December 15, 2021, as Entry No. 3442869, in Book 7906, Page 1200, of Official Records.

Tax ID No. 08-051-0235 (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 22 day of December, 2022.

H Group Hidden Farm, LLC

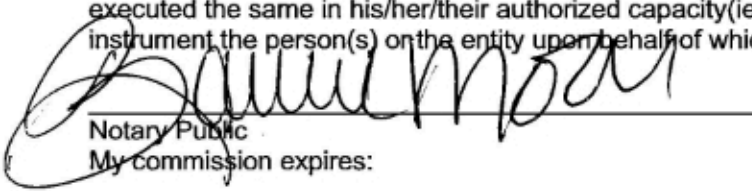
By: 

Date: 12-22-22

Phillip Holland, Officer of The Holland Group Inc.
who is the Manager of H Group Hidden Farm,
LLC

State of Utah
County of Davis

On this 22 day of December, 2022, personally appeared before me, the undersigned Notary Public, Phillip Holland, who is an officer of The Holland Group Inc. who is the Manager of H. Group Hidden Farm, 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) on the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public

My commission expires:

