
OLD REPUBLIC TITLE

MAIL TAX NOTICE TO GRANTEE:
Phase 1 Holdings, LLC, a Wyoming Limited Liability Company
936 S. MAIN ST
LANTON UT 84041
File Number: 2372526JM3

WARRANTY DEED

OLDE MILLINERY REAL ESTATE, LLC

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to
Phase 1 Holdings, LLC, a Wyoming Limited Liability Company, GRANTEE
the following tract of land in Davis County, State of Utah, to-wit

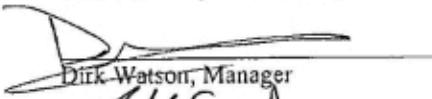
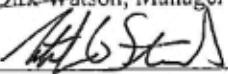
BEGINNING AT A POINT NORTH 1633.8 FEET AND WEST 167.4 FEET AND SOUTH 89°51' WEST 611.06 FEET AND NORTH 51°19' WEST 803.55 FEET AND NORTH 38°41' EAST 340 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 51°19' WEST 125 FEET TO THE SOUTHEASTERLY LINE OF A STREET, THENCE NORTH 38°41' EAST 160.25 FEET TO THE SOUTHWESTERLY LINE OF A HIGHWAY, THENCE SOUTH 51°19' EAST ALONG SAID HIGHWAY 151 FEET, THENCE SOUTH 38°41' WEST 160.24 FEET, THENCE NORTH 51°19' WEST 26 FEET TO THE POINT OF BEGINNING.

TAX ID NUMBER FOR PROPERTY: 10-044-0010

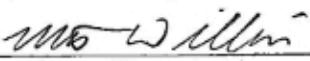
Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this 24th day of January, 2023.

Olde Millinery Real Estate, LLC


Dirk Watson, Manager

Matthew Steed, Manager

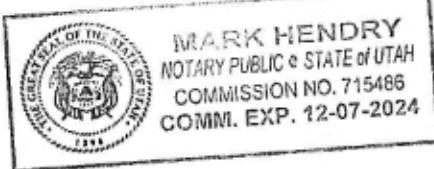
By: Shire Holdings Family, LP, Manager


Matthew Williams, its Manager

STATE OF: UTAH

COUNTY OF: Davis

On this 24 day of April 2023, personally before me appeared Dirk Watson and Matthew Steed, who proven on the basis of satisfactory evidence are the Managing Members of OLDE MILLINERY REAL ESTATE LLC, and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

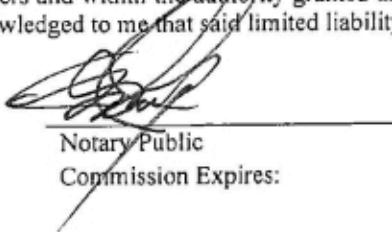



Notary Public
Commission Expires:

STATE OF: UTAH

COUNTY OF: Davis

On this 24 day of April 2023, personally before me appeared Shire Holdings Family, LP, Manager, Matthew Williams, who proven on the basis of satisfactory evidence is one of the Managing Members of OLDE MILLINERY REAL ESTATE LLC, and that said document was signed by him on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.


Notary Public
Commission Expires:

