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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/28/2023 3:11:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE INS A

Mail Recorded Deed & Tax Notice To:
Discovery Development, L.L.C., a Utah limited liability company
67 South Main Street, #300
Layton, UT 84041



File No.: 166426-KAP

SPECIAL WARRANTY DEED

Wilcox Farms, L.C., as to an undivided 75% interest and Shirley B. Wilcox, as to an undivided 25% interest, as Tenants in Common,

GRANTOR(S), of Millcreek, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Discovery Development, L.L.C., a Utah limited liability company,

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.: 12-391-0024 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 24th day of March, 2023.

Wilcox Farms, L.C.

BY: Con Lane Wilcox
Con Lane Wilcox
Member

BY: Glenn Douglas Wilcox
Glenn Douglas Wilcox
Member

BY: Lynn L. ^{Wilcox} ~~Wilcox~~ Revocable Trust, dated April 25, 1994

BY: Shirley B. Wilcox
Shirley B. Wilcox
Trustee

BY: Millstream Investments, L.C., a Utah limited liability company

By: Jack B. Rampton
Jack B. Rampton
Manager

BY: Itha W. Rampton
Itha W. Rampton
Manager

Shirley B. Wilcox
Shirley B. Wilcox

STATE OF UTAH

COUNTY OF DAVIS

On this 24th day of March, 2023, before me, personally appeared ^{Layne} Con Lane Wilcox, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Wilcox Farms, L.C..

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 24th day of March, 2023, before me, personally appeared Glenn Douglas Wilcox, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Wilcox Farms, L.C.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 25th day of March, 2023, before me, personally appeared Shirley B. Wilcox, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Wilcox Farms, L.C.

[Signature]
Notary Public

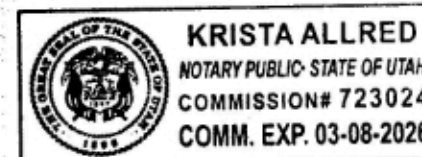


STATE OF UTAH

COUNTY OF DAVIS

On this ^{24th} day of March, 2023, before me, personally appeared Jack B. Rampton and Itha W. Rampton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that they executed the same on behalf of Wilcox Farms, L.C.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this ^{25th} day of March, 2023, before me, personally appeared Shirley B. Wilcox, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.

[Signature]
Notary Public

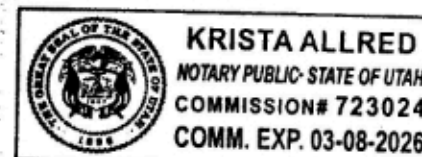


EXHIBIT A
Legal Description

A parcel of land, situate in the Southwest Quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of 1600 South Street, said point being North 00°07'41" East 1219.79 feet along the section line (NAD83 Bearing being N 0°28'00" East between the Southwest Corner and the West Quarter Corner of said Section 11, per the Davis County Township Reference Plat) and South 89°52'19" East 33 feet from the Southwest Corner of said Section 11 and running thence: North 00°07'41" East 56.00 feet; thence South 89°52'19" East 561.23 feet; thence South 36°41'00" East 755.64 feet; thence North 89°52'19" West 432.90 feet; thence northerly 69.91 feet along the arc of a 530.00-foot radius non-tangent curve to the left (center bears North 89°59'24" West and the long chord bears North 03°46'08" West 69.86 feet with a central angle of 07°33'27"); thence northerly 61.94 feet along the arc of a 470.00-foot radius curve to the right (center bears North 82°27'09" East and the long chord bears North 03°46'21" West 61.89 feet with a central angle of 07°33'01"); thence North 00°00'10" East 300.12 feet; thence North 89°52'19" West 354.49 feet; thence North 00°07'41" East 117.42 feet; thence North 89°52'19" West 217.00 feet to the Point of Beginning.