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BK 8282 PG 71

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
06/23/2023 09:06:52 AM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:  
JF Land Co, LLC  
1148 West Legacy Crossing, Ste 400  
Centerville, UT 84014



File No.: 166247-LMP

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## SPECIAL WARRANTY DEED

**KNZI Holdings, LLC, a Utah limited liability company,**

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

**JF Land Co, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Centerville, 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.:** 11-021-0061 (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]*

**COURTESY RECORDING ONLY**  
Cottonwood Title disclaims any  
liability as to the condition of title  
and as to the content, validity,  
or effects of this document.

Dated this 21 day of June, 2023.

KNZI Holdings, LLC, a Utah limited liability company

BY: F4 Properties, LLC, Member of KNZI Holdings, LLC

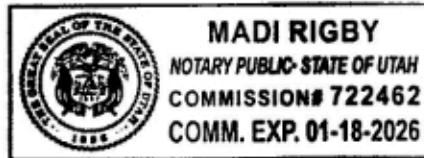
BY:   
Owen Fisher  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 21 day of JUNE, 2023, before me, personally appeared Owen Fisher, 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 F4 Properties, LLC, Member of KNZI Holdings, LLC, a Utah limited liability company.

  
Notary Public



## EXHIBIT A Legal Description

A parcel of land, situate in the Southwest quarter of Section 23, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°41'50" West 954.03 feet along the section line (NAD83 bearing being North 89°58'50" West between the center quarter corner and the West quarter corner of said Section 23 per the Davis County Township Reference Plat) and South 00°18'10" East 427.99 feet and South 47°07'50" West 311.21 feet and South 55°11'50" West 94.90 feet from the center quarter corner and said Section 23, and running thence South 32°48'33" East 196.54 feet; thence Northeasterly 74.46 feet along the arc of a 412.58-foot radius non-tangent curve to the right (center bears South 32°48'33" East and the long chord bears North 62°21'40" East 74.36 feet with a central angle of 10°20'26"); thence Northwesterly 3.25 feet along the arc of a 50.00-foot radius non-tangent curve to the right (center bears North 43°11'01" East and the long chord bears North 44°57'14" West 3.25 feet with a central angle of 03°43'30"); thence Easterly 109.45 feet along the arc of a 415.58-foot radius non-tangent curve to the right (center bears South 22°38'22" East and the long chord bears North 74°54'19" East 109.13 feet with a central angle of 15°05'21") to the Westerly line of Chadwick Farms; thence along the said Westerly line the following five (5) courses and distances: (1) South 07°32'59" East 30.00 feet; (2) Easterly 97.43 feet along the arc of a 385.58 feet-foot radius non-tangent curve to the right (center bears South 07°32'59" East and the long chord bears North 89°41'21" East 97.17 feet with a central angle of 14°28'39"); (3) South 83°04'19" East 27.48 feet; (4) South 05°51'44" West 56.02 feet; and (5) Southerly 65.42 feet along the arc of a 182.00 foot radius tangent curve to the left (center bears South 84°08'16" East and the long chord bears South 04°26'08" East 65.07 feet with a central angle of 20°35'44"); thence South 00°25'30" West 50.64 feet to the Northerly right-of-way line of Oak Hills Drive (SR-109); thence South 76°27'39" West 210.86 feet along said Northerly line; thence South 76°10'51" West 1008.98 feet; thence North 03°02'00" West 110.04 feet; thence North 62°11'50" East 305.85 feet; thence North 58°51'50" East 186.12 feet; thence North 55°11'50" East 426.51 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land, situate in the Southwest quarter of Section 23, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°41'50" West 1261.44 feet along the section line (NAD83 bearing being North 89°58'50" West between the center quarter corner and the West quarter corner of said Section 23 per the Davis County Township Reference Plat) and South 00°18'10" East 692.26 feet from the center quarter corner of said Section 23, and running thence South 32°48'26" East 160.78 feet; thence South 64°36'44" West 147.29 feet; thence Southwesterly 2.54 feet along the arc of a 1029.00-foot radius tangent curve to the left (center bears South 25°23'16" East and the long chord bears South 64°32'30" West 2.54 feet with a central angle of 00°08'30"); thence North 31°08'10" West 136.46 feet; thence North 55°12'00" East 144.69 feet to the point of beginning.