

WHEN RECORDED RETURN TO:

Name: Grantee
Address: 3816 S. Highland Drive
Salt Lake City, UT 84106

SPECIAL WARRANTY DEED

J DEVELOPMENT, L.L.C., a Utah limited liability company

GRANTOR

of Salt Lake, Salt Lake County and State of UTAH, hereby GRANTS, BARGAINS, SELLS,
CONVEYS AND SPECIALLY WARRANTS to:

LGI, LLC, a Utah limited liability company

GRANTEE

of Salt Lake, SALT LAKE County and State of Utah, for the sum of TEN DOLLARS (\$10.00),
the following tract(s) of land in Davis County and State of UTAH described as follows:

See Attached Exhibit "A".

TAX ID: 09-088-0141

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

The Grantor(s) hereby covenants with the Grantee(s) that Grantor(s) is lawfully seized in fee
simple of the above granted premises and has good right to sell and convey the same; and that
Grantor(s), his heirs, executors and administrators shall warrant and defend the title against
Grantor(s) acts and none other unto the Grantee(s), his heirs and assigns against all lawful claims
whatsoever.

IN WITNESS WHEREOF, the hand of said grantor, this 16th day of August, 2023.

ACCOMMODATION RECORDING ONLY,
TITLE GUARANTEE MAKES NO REPRESENTATION
AS TO CONDITION OF TITLE. NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCE
OR EFFECTS OF DOCUMENT.

J DEVELOPMENT, L.L.C.

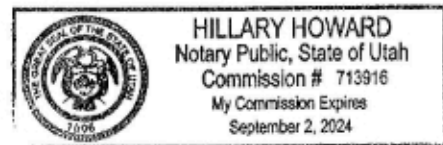
BY: [Signature]
JOE JOHNSEN, MANAGER

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 16 day of AUGUST, 2023, personally appeared before me, **JOE JOHNSEN**, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the **MANAGER OF J DEVELOPMENT, L.L.C.** and that said document was signed by him/her in behalf of said Limited Liability Company by authority of its Bylaws, or Resolution on of its Board of Directors, and said **JOE JOHNSEN** acknowledged to me that said Limited Liability Company executed the same.

Witness my hand and official seal.

[Signature]
Notary Public



My commission expires Sept 2, 2024

EXHIBIT "A"

Beginning at the South line of Section 14, at a point South 89°55'10" West 71.05 feet from the Southeast corner of Section 14, Township 4 North, Range 1 West, Salt Lake Meridian; and running thence along said Section line South 89°55'10" West 205.91 feet to property conveyed in Book 754 at Page 62; thence North 0°04'50" West 396 feet, more or less, to the North line of Grantor's land; thence North 89°55'10" East 193.04 feet, more or less, to the West line of Highway 89; thence along said West line of Highway South 1°56'30" East 396.23 feet, more or less, to the point of beginning.

Also: Beginning at a point North 89°34'55" West 386.96 feet from the Southeast corner of Section 14, Township 4 North, Range 1 West, Salt Lake Meridian; running thence North 0°04'50" West 396 feet; thence North 89°55'10" East 110 feet; thence South 0°04'50" East 396 feet; thence South 89°55'10" West 110 feet to the point of beginning.

Also: A part of the Southeast Quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian; beginning at a point 89°34'55" West 386.96 feet and North 0°04'50" West 139.45 feet from the Southeast corner of Section 14; running thence South 89°55'12" West 50 feet; thence North 0°04'50" West 256.55 feet, more or less, to a fence; thence North 89°55'10" East 50 feet; thence South 0°04'50" East 256.55 feet to the point of beginning.

Also Excepting any portion contained within Gentile Street.

Also Less and Excepting:

A parcel of land in fee, being part of an entire tract of property situate in the Southeast quarter of the Southeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Easterly boundary line of said entire tract and the existing Northerly right of way line of Gentile Street, being in the existing Westerly right of way line of US-89, which point is 74.15 feet (Record 71.05) South 89°55'10" West along the section line and 18.68 feet North from the Southeast corner of said Section 14; and running thence North 89°44'59" West 20.91 feet to a point 105.52 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project opposite approximate Engineers Station 1276+67.05; thence North 02°18'05" West 106.03 feet to a point 105.97 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1277+73.07; thence North 05°28'44" West 24.02 feet to a point of curvature of a non-tangent curve to the left with a radius of 4668.50 feet to a point 107.41 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1277+97.05; thence Northerly along said curve with an arc length of 132.39 feet, chord bears North 09°01'21" West 132.39 feet to a point 123.46 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1279+28.46; thence North 09°50'05" West 117.01 feet to the Northerly boundary line of said entire tract at a point 139.30 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1280+44.39; thence North 89°55'10" East 55.46 feet along said Northerly boundary line to the existing Westerly right of way line of US-89; thence South 01°56'30" East 376.27 feet along said existing right of way line to the point of beginning as shown on the official map of said Project on file in the Office of the Utah Department of Transportation.

Also Less and Excepting:

A parcel of land in fee, being part of an entire tract of property situate in the Southeast quarter of the Southeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Westerly highway right of way and no-access line of said Project and the existing Northerly right of way line of Gentile Street, at a point 105.52 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+67.05; which point is 74.15 feet South 89°55'10" West along the section line and 18.68 feet North and 20.91 feet North 89°44'59" West from the Southeast corner of said Section 14; and running thence North 89°44'59" West 121.71 feet along said existing Northerly right of way line of Gentile Street to a point of curvature of a non-tangent curve to the left with a radius of 14.50 feet, at a point 227.14 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+71.95; thence Northerly along said curve with an arc length of 5.85 feet, chord bears North 18°53'51" East 5.91 feet to a point of curvature of a reverse curve to the right with a radius of 60.50 feet, at a point 225.02 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+77.47; thence Easterly along said curve with an arc length of 170.75 feet, chord bears North 87°59'35" East 119.46 feet to the Westerly highway right of way and no-access line of said Project; thence South 02°18'05" East 10.32 feet along said Westerly highway right of way and no-access line to the point of beginning as shown on the official map of said Project on file in the Office of the Utah Department of Transportation.