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BK 8330 PG 750

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/05/2023 04:29:15 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

After Recording Mail
Tax Statements to:

Kramerica Auto
1497 N. Main St.
Layton, UT 84041

Tax Parcel Nos.: 06-095-0199
File No.: 168425-CAF

(Space Above for Recorder's Use Only)

SPECIAL WARRANTY DEED

ROCKWORKS LAND MANAGEMENT LLC, a Utah limited liability company, Grantor, whose address is 6891 South 700 West, Suite 100, Midvale, Utah 84047, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to KRAMERICA AUTO, LLC, a Utah limited liability company, Grantee, whose address is 1497 N. Main Street, Layton, Utah 84041, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following real property located in Davis County, State of Utah, and more particularly described as follows:

Beginning at a point which is North 89°50'54" East 1324.05 feet along Section line and North 00°02'12" West 1027.40 feet from the South quarter corner of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said point also being South 00°02'12" East 170.31 feet along lot line from the Northeast corner of Lot 5A, as shown on that certain plat of the East half of said Section 36, on file and of record in the office of the Davis County Recorder and running thence North 89°59'09" West 204.78 feet; thence North 58°48'02" West 179.78 feet to the East line of US Highway 89; thence North 31°15'00" East 455.38 feet along said East line; thence North 89°55'47" East 99.92 feet; thence South 75°34'40" East 63.13 feet; thence South 08°35'38" West 260.15 feet; thence South 00°02'12" East 209.66 feet along the East line of Lots 4 and 5A of said plat to the point of the beginning.

Together with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto, including, but not limited to easements and rights-of-way over adjoining property, which easements and rights-of-way are appurtenant to the real property, to have and to hold, the same in fee simple forever.

Subject to current taxes and assessments, reservations, easements, rights-of-way, covenants, conditions, restrictions, zoning matters, liens, and encumbrances and all other matters of record or enforceable at law or equity.

DATED this 1st day of September, 2023.

ROCKWORKS LAND MANAGEMENT LLC,
a Utah limited liability company

Signed with Stavvy:
By: Gary R. Reynolds
YYkDIFeGNZ
Name: Gary R. Reynolds
Its: Manager

Signed with Stavvy:
By: Barbara Ellen Reynolds
7x5n7E6mbY
Name: Barbara Ellen Reynolds
Its: Manager

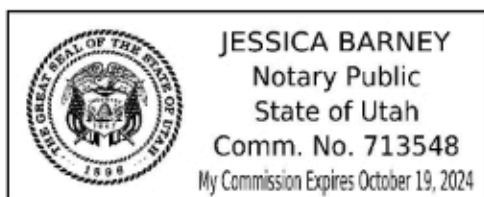
STATE OF Utah)
COUNTY OF DAVIS) §

On this 1st day of September, 2023, personally appeared before me Gary R. Reynolds, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that he is the Manager of ROCKWORKS LAND MANAGEMENT LLC, a Utah limited liability company, and that said document was signed by him in behalf of said company by Authority of its Bylaws, and said Gary R. Reynolds acknowledged to me that said company executed the same.

Witness my hand and official seal.

(notary seal)

Signed with Stavvy:
Jessica Barney
60X1ZUB6G
(notary signature)



Notarized remotely via audio/video communication using Stavvy

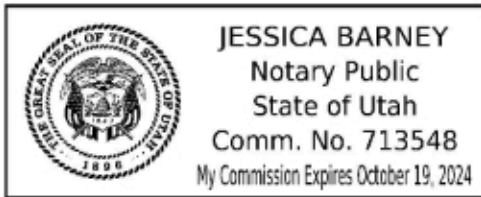
STATE OF Utah)
COUNTY OF DAVIS) §

On this 1st day of September, 2023, personally appeared before me Barbara Ellen Reynolds, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that she is the Manager of ROCKWORKS LAND MANAGEMENT LLC, a Utah limited liability company, and that said document was signed by her in behalf of said company by Authority of its Bylaws, and said Barbara Ellen Reynolds acknowledged to me that said company executed the same.

Witness my hand and official seal.

(notary seal)

Signed with Stavvy:
Jessica Barney
60X170B6G
(notary signature)



Notarized remotely via audio/video communication using Stavvy