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BK 8399 PG 557

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/14/2023 02:51:34 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

After Recording, Return To:

Winkel Rock DE, LLC
4655 S. 2300 E., Suite 205
Holladay, UT 84117

170709-DMF

APN: 15-144-00⁰~~1~~, 15-144-00⁰~~2~~, 15-144-00⁰~~3~~

(Above Space For Recorder's Use Only)

SPECIAL WARRANTY DEED

WINKEL ROCK, LLC, a Utah limited liability company, ("**Grantor**"), whose address is 4655 S. 2300 E., Suite 205, Holladay, Utah 84117, hereby CONVEYS AND WARRANTS against all claiming by, through, or under it, to WINKEL ROCK DE, LLC, a Delaware limited liability company ("**Grantee**"), whose address is 4655 S. 2300 E., Suite 205, Holladay, Utah 84117, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the "**Property**"), which is located in Davis County, State of Utah, and is more particularly described as follows:

See Exhibit "A"

TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.

[Signature on Next Page.]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed effective as of the 14
day of December, 2023.

GRANTOR:

WINKEL ROCK, LLC, a Utah limited liability company

By: Rockworth Companies, LLC, a Utah limited liability company

By: [Signature]
Thomas R. Henriod, Manager

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

The foregoing instrument was executed before me this 16 day of November, 2023, by Thomas R. Henriod, as Manager of Rockworth Companies, LLC, a Utah limited liability company, the Manager of Winkel Rock, LLC, a Utah limited liability company, who acknowledged that he has been duly authorized by all necessary company action to execute the foregoing instrument for and on behalf of said company.

[Signature]
Notary Public



EXHIBIT A
TO
SPECIAL WARRANTY DEED

Legal Description

That certain real property in the City of Layton, County of Davis, State of Utah, more particularly described as follows:

PARCEL 1:

ALL OF LOTS 1, 2, AND 3 OF LAYTON STATION PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE, RECORDED OCTOBER 26, 2023 AS ENTRY NO. 3548782 IN BOOK 8367 AT PAGE 478.

PARCEL 1A:

THE NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 DESCRIBED HEREIN FOR A TEMPORARY, EXCLUSIVE CONSTRUCTION EASEMENT, AS CREATED AND DESCRIBED IN THAT CERTAIN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED AUGUST 15, 2023 AS ENTRY NO. 3540287 IN BOOK 8316, AT PAGE 126.

PARCEL 1B:

THE NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 DESCRIBED HEREIN FOR STORM WATER DRAINAGE, DETENTION AND ACCESS OVER AND ACROSS THE EASEMENT AREA AND ACCESS AREA, AS CREATED AND DESCRIBED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED AUGUST 15, 2023 AS ENTRY NO. 3540288 IN BOOK 8316, AT PAGE 137.

PARCEL 1C:

THE NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 DESCRIBED HEREIN FOR VEHICULAR AND PEDESTRIAN ACCESS AND UTILITY ACCESS OVER EASEMENTS, AS CREATED AND DESCRIBED IN THAT CERTAIN RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 6, 2023 AS ENTRY NO. 3531605 IN BOOK 8270, AT PAGE 740.

PARCEL 1D:

THE NON-EXCLUSIVE EASEMENTS, APPURTENANT TO PARCEL 1 DESCRIBED HEREIN FOR RECIPROCAL EASEMENTS OVER COMMON AREAS AND ROADWAY EASEMENT TO-BE-GRANTED, AS CREATED AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAYTON STATION IN SECTIONS 7.3 AND 7.6, RECORDED 12/14, 2023 AS ENTRY NO. 3554434 IN BOOK 8399, AT PAGE 424.

12/14

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