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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/12/2024 02:23:14 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: ARTISAN TITLE

13767

WHEN RECORDED MAIL TO:
Clearfield Investors, LLC
PO Box 520697
Salt Lake City, Utah 84152

SPECIAL WARRANTY DEED

FAE HOLDINGS 465907R, LLC

of Salt Lake, County of Salt Lake, State of Utah
hereby CONVEY and WARRANTY only as against all claiming by, through or under to

Grantor,

Clearfield Investors, LLC

Grantee,

of Salt Lake, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in DAVIS, State of UT, to-wit

See Attached Exhibit "A"

12-003-0289, 12-003-0290

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

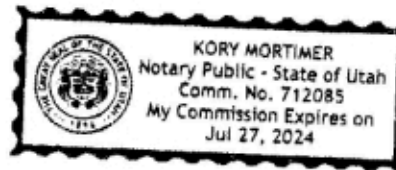
WITNESS the hand of said grantor, this 9th day of January , 2024

FAE HOLDINGS 465907R, LLC a Utah Limited Liability
Company

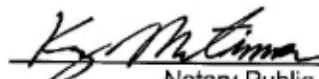
By: Burbs, LLC


By: Vaughn Burgidge, Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)



On the 9th day of January, 2024, personally appeared before me Vaugh Burgidge the manager of BURBS, LLC as manager of FAE HOLDINGS 465907R, LLC a Utah Limited Liability Company the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public
Notary Public

ORDER NUMBER: 13767
1ST AMENDMENT

EXHIBIT "A"

PARCEL 1:

Beginning at the Intersection on the East Right of Way line of State Highway and the South line of 200 South Street, at a point 2635.5 feet North and 1809.8 feet West from the South Quarter Corner of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian, running thence East 238.35 feet more or less along the South line of 200 South Street to a point 249 feet West from the Northeast corner of the West Half of the Southwest Quarter of said section, thence South 0°05' West 100.08 feet, thence West 161.74 feet to the Easterly line of said Highway, thence North 37°26' West 126.04 feet along said Easterly line to the point of beginning.

PARCEL 2:

Beginning at a point on the Easterly line of a Highway 2635.5 feet North and 1809.8 feet West and South 37°26' East 126.04 feet along said Easterly line from the South Quarter Corner of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian, running thence East 161.74 feet, thence South 0°05' West 61.0 feet, thence West 114.83 feet to the Easterly line of said Highway, thence North 37°26' West 76.81 feet along said Easterly line to the point of beginning.

Together With and Subject to a Boundary Line Agreement dated October 27, 2017 between Jimmy Rex and FAE Holdings 465907R, LLC, a Utah limited liability company, recorded November 28, 2017, as Entry No. 3060928, in Book 6899 at Page 714, Davis County Records.