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BK 8467 PG 569

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/26/2024 01:26:24 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Pangaea REH, LLC, a Georgia limited liability company
7707 South Main Street
Midvale, UT 84047



File No.: 173765-LMP

WARRANTY DEED

Richard Hixson and Elaine Hixson, as Trustees of the Richard M. Hixson and Elaine K. Hixson Revocable Trust dated May 27, 2009,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Pangaea REH, LLC, a Georgia limited liability company,

GRANTEE(S), of Midvale, 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.: 06-087-0021 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 20th day of February, 2024.

Richard M. Hixson and Elaine K. Hixson
Revocable Trust dated May 27, 2009

BY: *Richard M Hixson*
Richard Hixson
Trustee

BY: *Elaine K Hixson*
Elaine Hixson
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of February, 2024, before me, personally appeared Richard Hixson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of Richard M. Hixson and Elaine K. Hixson Revocable Trust dated May 27, 2009.

Meggi Ludlow
Notary Public



STATE OF UTAH

COUNTY OF Salt Lake

On this 20th day of February, 2024, before me, personally appeared Elaine Hixson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of Richard M. Hixson and Elaine K. Hixson Revocable Trust dated May 27, 2009.

Meggi Ludlow
Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 4, SKYPARK "T" HANGERS, PLAT "B", according to the official plat thereof on file and of record in the Davis County Recorder's office recorded July 2, 1979, as Entry No. 537060 in Book 778 at Page 165.

TOGETHER WITH an easement for ingress and egress over and across the land of Intermountain Skypark, a Utah limited partnership, to be used in common with others, lying North and West of said Land and extending to Redwood Road, which easement shall be established from time to time by International Skypark, its successors and or assigns.

ALSO TOGETHER WITH a non-exclusive easement and right of way in common with other parties, over and across all runways, and taxiways, adjacent thereto.

Tax Id No.: 06-087-0021