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BK 8484 PG 758

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/18/2024 03:39:15 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: FIRST AMERICAN TITLE
INSURANCE COMPANY - NCS SALT LAKE

WHEN RECORDED, RETURN TO:

Millstream Management, LLC
172 N East Promontory, Suite 275
Farmington, UT 84025
Attn: Greg S. Nelson

Parcel No. 11-095-0106

First American Title
National Commercial Services
NCS File # 1119519

Space above for Recorder's use

SPECIAL WARRANTY DEED

The **John & Shauna Legacy, LLC**, a Utah limited liability company, as grantor, hereby conveys and warrants against all who claim by, through, or under the grantor to the **Flint Acres, LLC**, a Utah limited liability company, as grantee, for the sum of \$10 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real property located in Davis County, State of Utah, that is more particularly described in Exhibit A hereto.

Subject to the liens, encumbrances, rights of way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

EXECUTED this 17th day of April, 2024 to be effective the 18th day of April, 2024.

John & Shauna Legacy, LLC, a Utah limited liability company

By:

Name:

Its: Manager

John V. Flint

John V. Flint

Its: Manager

STATE OF UTAH)
:ss.
COUNTY OF Davis)

On this 17th day of April, 2024, before me personally appeared John V. Flint, as a manager of John & Shauna Legacy, LLC, a Utah limited liability company known or identified to me, who executed the foregoing instrument.

Notary Public

My Commission expires:
25 March 2028

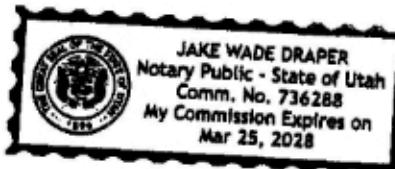


EXHIBIT A

The real property referred to in the foregoing instrument is located in Davis County, Utah, and is more particularly described as follows:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE UTAH TRANSIT AUTHORITY PROPERTY, SAID CORNER BEING SOUTH 89°31'10" EAST 181.65 FEET ALONG THE SECTION LINE AND NORTH 761.02 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 34°42'20" WEST 154.32 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF FLINT MEADOWS SUBDIVISION AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE NORTH 49°20'55" EAST 718.30 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID FLINT MEADOW SUBDIVISION TO THE SOUTHWEST CORNER OF THE LARRY AND CLAIRE HARRIS PROPERTY; THENCE NORTH 49°54'19" EAST 57.97 FEET (NORTH 46°13'27" EAST 37.47 FEET BY DEED) ALONG THE SOUTH BOUNDARY LINE OF SAID HARRIS PROPERTY TO THE NORTHWEST CORNER OF THE LLOYD AND JERALDINE COLEMERE PROPERTY; THENCE THE FOLLOWING 2 (TWO) COURSES BEING ALONG SAID COLEMERE PROPERTY: (1) SOUTH 22°40'32" EAST 185.18 FEET (SOUTH 23°25'00" EAST 188.10 FEET BY DEED); (2) NORTH 48°00'00" EAST 155.73 FEET (NORTH 45°25'00" EAST BY DEED) TO A POINT ON THE WESTERLY LINE OF FLINT STREET, SAID POINT BEING 39.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE THEREOF; THENCE SOUTH 22°37'45" EAST 360.56 FEET (SOUTH 23°25'00" BY DEED) TO A POINT ON THE NORTHERLY BOUNDARY LINE OF KAYSVILLE NEIGHBORHOOD CENTER SUBDIVISION; THENCE THE FOLLOWING 3 (THREE) COURSES BEING ALONG SAID KAYSVILLE NEIGHBORHOOD CENTER SUBDIVISION: (1) SOUTH 67°22'15" WEST 190.00 FEET (SOUTH 65°28'30" WEST BY DEED); (2) NORTH 22°37'45" WEST 103.54 FEET (SOUTH 24°31'30" EAST BY DEED); (3) SOUTH 67°22'15" WEST 663.14 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: SOUTH 89°31'10" EAST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 33 TO THE CENTER OF SAID SECTION.

ALSO

COMMENCING ON THE WEST LINE OF HIGHWAY NO. 6, DAVIS COUNTY ROAD SURVEY, AT A POINT 21.60 CHAINS EAST AND 22.15 CHAINS NORTH 23°25' WEST

FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 45°25' WEST 2.42 CHAINS; THENCE NORTH 23°25' WEST 2.85 CHAINS, THENCE NORTH 45°25' EAST 2.42 CHAINS TO THE WEST LINE OF SAID HIGHWAY NO. 6; THENCE SOUTH 23°25' EAST ALONG SAID WEST LINE 2.85 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING PORTION OF LAND CONVEYED BY THAT WARRANTY DEED RECORDED MAY 08, 2014 AS ENTRY NO. 2802674 IN BOOK 6014 AT PAGE 62 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FLINT STREET AND THE GRANTORS NORTHERLY PROPERTY LINE WHICH IS 794.61 FEET SOUTH 89°13'14" EAST ALONG THE SECTION LINE AND 1506.29 FEET NORTH 00°39'21" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 33; AND RUNNING THENCE SOUTH 22°19'50" EAST 184.57 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF FLINT STREET TO THE GRANTORS SOUTHERLY PROPERTY LINE; THENCE SOUTH 48°17'56" WEST 6.36 FEET ALONG SAID GRANTORS SOUTHERLY PROPERTY LINE; THENCE NORTH 22°19'50" WEST 184.59 FEET TO SAID GRANTORS NORTHERLY PROPERTY LINE; THENCE NORTH 48°31'15" EAST 6.35 FEET ALONG SAID GRANTORS NORTHERLY PROPERTY LINE TO THE POINT OF BEGINNING.