

3572226  
BK 8506 PG 1021

E 3572226 B 8506 P 1021-1023  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
05/20/2024 03:59:01 PM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:  
SES 343, LLC, a Utah limited liability company  
1835 South Hwy 89  
Perry, UT 84302



File No.: 176555-KAP

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## SPECIAL WARRANTY DEED

**Kaysville Diner, LLC,**

**GRANTOR(S)**, of Kaysville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**SES 343, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Perry, 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.:** 11-299-0001 (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 15th day of May, 2024.

Kaysville Diner, LLC

BY: \_\_\_\_\_

Jason Sanders  
Managing Member

STATE OF UTAH

COUNTY OF DAVIS

On 15th day of May, 2024, before me, personally appeared Jason Sanders, 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 on behalf of Kaysville Diner, LLC.

\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

All of Lot 1, OLDE SHOP SUBDIVISION, according to the official plat thereof as recorded in the office of the Davis County Recorder on June 8, 1993 as Entry No. 1040488 in Book 1624 at Page 247.