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BK 8636 PG 1184

E 3597013 B 8636 P 1184-1187  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
11/27/2024 02:38:49 PM  
FEE: \$40.00 Pgs: 4  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:  
C & N Investment Properties, LLC, a Utah limited liability company  
1835 South Hwy 89  
Perry, UT 84302



File No.: 181089-KAP

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## SPECIAL WARRANTY DEED

**LKR Properties, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of Centerville, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**C & N Investment Properties, 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.:** 10-003-0074 (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 26th day of November, 2024.

LKR Properties, LLC, a Utah limited liability  
company

BY: Lisa Ray

Lisa Ray

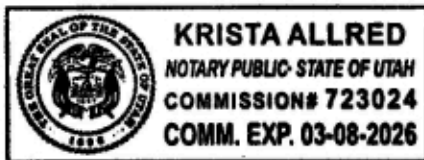
Authorized Member/Manager

STATE OF UTAH

COUNTY OF DAVIS

On 26th day of November, 2024, before me, personally appeared Lisa Ray, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of LKR Properties, LLC, a Utah limited liability company.

Krista Allred  
Notary Public



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

BEGINNING AT A POINT ON THE NORTH 89°23'40" WEST 167.64 FEET AND SOUTH 89.10 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 193.87 FEET; THENCE EAST 150 FEET; THENCE SOUTH 193.87 FEET; THENCE WEST 150 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF FAIRFIELD ROAD ALONG THE WEST LINE THEREOF.

ALSO:

BEGINNING AT A POINT NORTH 89°23'40" WEST 167.65 FEET AND SOUTH 89.10 FEET AND SOUTH 89°46'30" EAST 150 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 193.87 FEET; THENCE EAST 114 FEET; THENCE SOUTH 193.87 FEET, MORE OR LESS; THENCE SOUTH 89°46'30" WEST 114 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF RAINBOW DRIVE ALONG THE SOUTH LINE THEREOF.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT NORTH 89°23'40" WEST 167.64 FEET AND SOUTH 89.10 FEET AND EAST 165 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 193.87 FEET; THENCE EAST 99 FEET; THENCE SOUTH 193.87 FEET; THENCE WEST 99 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF RAINBOW DRIVE ALONG THE SOUTH LINE THEREOF.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF GORDON AVENUE, (ALSO KNOWN AS RAINBOW DRIVE) AND THE EAST LINE OF FAIRFIELD ROAD, SAID POINT BEING NORTH 89°23'40" WEST 127.64 FEET ALONG THE SECTION LINE TO THE EAST LINE OF FAIRFIELD ROAD AND SOUTH 00°03'43" WEST 5.15 FEET ALONG THE EAST LINE OF FAIRFIELD ROAD FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTHEASTERLY 21.79 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 89°56'17" EAST AND LONG CHORD BEARS SOUTH 24°54'20" EAST 21.11 FEET, WITH A CENTRAL ANGLE OF 49°56'07") ALONG THE NORTH LINE OF GORDON AVENUE (ALSO KNOWN AS RAINBOW DRIVE); THENCE SOUTHEASTERLY 22.45 FEET ALONG THE ARC OF A 62.81 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS NORTH 40°07'36" EAST AND LONG CHORD BEARS SOUTH 60°06'46" EAST 22.33 FEET, WITH A CENTRAL ANGLE OF 20°28'45") ALONG THE NORTH LINE OF GORDON AVENUE, (ALSO KNOWN AS RAINBOW DRIVE); THENCE SOUTH 70°21'09" EAST 76.77 FEET ALONG THE NORTH LINE OF GORDON AVENUE, (ALSO KNOWN AS RAINBOW DRIVE); THENCE SOUTHEASTERLY 16.62 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS NORTH 19°38'51" EAST AND LONG CHORD BEARS SOUTH 79°52'24" EAST 16.54 FEET, WITH A CENTRAL ANGLE OF 19°02'31") ALONG THE NORTH LINE OF GORDON AVENUE, (ALSO KNOWN AS RAINBOW DRIVE); THENCE SOUTH 89°23'40" EAST 8.10 FEET ALONG THE NORTH LINE OF GORDON AVENUE, (ALSO KNOWN AS RAINBOW DRIVE); THENCE SOUTH 00°03'43" WEST 26.20 FEET TO THE CENTER LINE OF GORDON AVENUE, (ALSO KNOWN AS

RAINBOW DRIVE); THENCE NORTH 89°23'40" WEST 125.00 FEET ALONG THE CENTER LINE OF GORDON AVENUE, (ALSO KNOWN AS RAINBOW DRIVE) TO THE EAST LINE OF FAIRFIELD ROAD; THENCE NORTH 00°03'43" EAST 83.96 FEET ALONG THE EAST LINE OF FAIRFIELD ROAD TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT ON THE EAST LINE OF FAIRFIELD ROAD, SAID POINT BEING NORTH 89°23'40" WEST 127.64 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°03'43" WEST 89.11 FEET ALONG THE EAST LINE OF FAIRFIELD ROAD TO THE CENTER LINE OF GORDON AVENUE, (ALSO KNOWN AS RAINBOW DRIVE); THENCE NORTH 89°23'40" WEST 40.00 FEET ALONG THE CENTER LINE OF GORDON AVENUE, (ALSO KNOWN AS RAINBOW DRIVE) TO THE CENTER LINE OF FAIRFIELD ROAD; THENCE NORTH 00°03'43" EAST 193.88 FEET ALONG THE CENTER LINE OF FAIRFIELD ROAD; THENCE SOUTH 89°23'40" EAST 40.00 FEET TO THE EAST LINE OF FAIRFIELD ROAD; THENCE SOUTH 00°03'43" WEST 104.77 FEET ALONG THE EAST LINE OF FAIRFIELD ROAD TO THE POINT OF BEGINNING.