

3600153
BK 8652 PG 1464

E 3600153 B 8652 P 1464-1465
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/23/2024 04:59:22 PM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Tax Notice To:
Syracuse Building 4, LLC
290 N. Flint St.
Kaysville, UT 84037

18517A MCF

SPECIAL WARRANTY DEED

Woods Cross Properties 102, LLC, Grantor, of Kaysville, Davis County, State of Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to **Syracuse Building 4, LLC**, Grantee, of Kaysville, Davis County, State of Utah, for the sum of Ten Dollars (\$10.00), the following described tract of land in Davis County, Utah, to wit:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE STILL WATER SUBDIVISION PHASE 8 WITH AN EXISTING FENCE LINE MARKING THE WESTERLY HIGHWAY RIGHT-OF-WAY AND NO ACCESS LINE OF SR-67 WEST DAVIS HIGHWAY, KNOWN AS PROJECT NO. S-R199(229), LOCATED NORTH 00°11'36" EAST 92.24 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 (BASIS OF BEARINGS) AND NORTH 89°45'39" WEST 395.96 FEET FROM THE DAVIS COUNTY MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION;

RUNNING THENCE NORTH 89°45'39" WEST 311.48 FEET ALONG THE NORTHERLY LINE OF STILL WATER SUBDIVISION PHASE 8 TO THE NORTHEASTERLY CORNER OF STILL WATER SUBDIVISION PHASE 7; THENCE NORTH 89°47'57" WEST 638.06 FEET ALONG THE NORTH LINES OF STILL WATER SUBDIVISION PHASES 7 AND 9A; THENCE NORTH 00°11'37" EAST 34.64 FEET; THENCE SOUTH 89°40'01" EAST 103.00 FEET; THENCE NORTH 00°11'37" EAST 543.00 FEET TO THE SOUTH LINE OF LOT 8 OF MOSS ACRES SUBDIVISION AMENDMENT; THENCE SOUTH 89°40'01" EAST 421.52 FEET ALONG SAID SOUTH LINE TO SAID FENCE LINE MARKING THE WESTERLY HIGHWAY RIGHT-OF-WAY AND NO ACCESS LINE; THENCE SOUTH 36°11'47" EAST 716.39 FEET ALONG SAID FENCE LINE AND RIGHT-OF-WAY AND NO ACCESS LINE TO THE POINT OF BEGINNING.

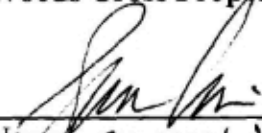
(FOR NAD 83 STATE PLANE UTAH NORTH ZONE BEARINGS, APPLY A CLOCKWISE ROTATION OF 00°20'50")

Tax ID No.: 12-103-0154

Subject to all easements, covenants, restrictions, encumbrances, rights-of-way and reservations of record or enforceable in law or equity.

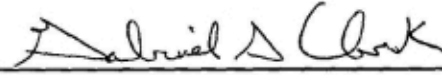
WITNESS the hand of said Grantor, this 20 day of December, 2024.

Woods Cross Properties 102, LLC


Name: SHeldon KILPACK
Title: 12/20/24 Manager

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 20th day of December, 2024,*who being by me duly sworn did say that he is the Manager of **Woods Cross Properties 102, LLC**, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said entity, and he acknowledged to me that said entity executed the same. *personally appeared, Sheldon Kilpack, Manager



NOTARY PUBLIC

