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BK 8886 PG 899

E 3645244 B 8886 P 899-901  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
12/03/2025 03:58:12 PM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:  
Moom Holdings, LLC, a Utah limited liability company  
559 West 500 South  
Bountiful, UT 84010



File No.: 195741-KAP

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## SPECIAL WARRANTY DEED

**Red Barn Farms Holdings, LLC, a Utah limited liability company,**

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

**Moom Holdings, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Bountiful, 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**

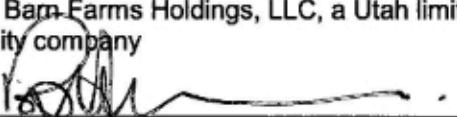
**TAX ID NO.: 08-060-0053** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 2nd day of December, 2025.

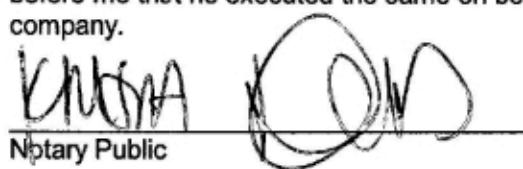
Red Barn Farms Holdings, LLC, a Utah limited  
liability company

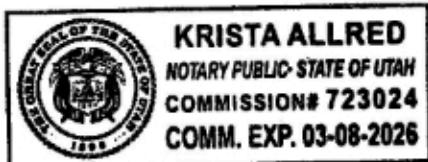
BY:   
Richard Haws  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On 2nd day of December, 2025, before me, personally appeared Richard Haws, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Red Barn Farms Holdings, LLC, a Utah limited liability company.

  
Notary Public



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

**PARCEL 1:**

A part of Lot 20, Block 34, Big Creek Plat, Farmington Townsite Survey within the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Farmington City, Davis County, Utah:

Beginning at a point 468.65 feet South 0°00'21" East along the Section Line and 822.72 feet North 89°56'57" West from the East Quarter Corner of said Section 14; and running thence South 89°40'36" East 55.76 feet to the Westerly line of the railroad right-of-way line; thence along said railroad right-of-way line the following two (2) courses: (1) South 53°34'12" East 140.68 feet; and (2) South 50°36'18" East 203.42 feet; thence South 39°23'20" West 136.18 feet to the Northeast Corner of Arbinger, A Utah Condominium Project (Entry No. 3340631); thence North 89°41'17" West 241.52 feet along the North line of said Arbinger and line extended; thence North 0°19'24" East 316.90 feet to the point of beginning.

**PARCEL 1A:**

Non-exclusive easements, appurtenant to Parcel 1 described herein, for ingress and egress by vehicular and vehicular parking and pedestrian traffic, as created and described in that certain Master Declaration of Easements, Covenants, Conditions and Restrictions and Grant of Easements for Park Lane Commons Office Park, recorded November 21, 2018 as Entry No. 3130042 in Book 7145 at Page 1322.