

Mail Recorded Deed & Tax Notice To:
GVS Family LLC, a Utah limited liability company
202 Fairview Circle
Alpine, UT 84004



File No.: 195067-DMI

WARRANTY DEED

Corwin Winslow Evans, Trustee of The Ailene Evans Trust dated April 22, 2005, and
Paul S. Evans, as Trustee of The Paul S. and Nelda Evans Living Trust, dated August 3, 2005 and
James J. Layton, as Trustee of The James J. Layton Family Protection Trust, dated March 26, 2004, and
Scott S. Stevenson, Manager of Sharms Farm, LLC dated the 3rd day of February, 2025 and
Shawn K. Meldrum and Teresa F. Meldrum, as Trustees of The 2073 Family Ltd Trust, U/A dated
February 21, 2015, and

John Stevenson Wood and Paul Raymond Wood, Co-Members of Sallys Farm, LLC dated the 28th day
of March, 2025 and

Marilyn Baldwin Stevenson and Sterling Scoffield Stevenson, trustee of The Marilyn Baldwin Stevenson
Trust dated 13th of August 2008,

GRANTOR(S), of Alpine, State of Utah, hereby conveys and warrants to

GVS Family LLC, a Utah limited liability company,

GRANTEE(S), of Alpine, 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.: 11-083-0004, 11-083-0005, 11-083-0021, 11-083-0022, 11-083-0051, 11-083-0052, 11-
083-0057, 11-083-0058, 11-083-0067, 11-083-0068, 11-083-0069, 11-083-0070, 11-083-
0071 and 11-083-0072 (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 24 day of November, 2025.

The Ailene Evans Trust dated April 22, 2005

BY: Corwin Winslow Evans
Corwin Winslow Evans
Trustee

STATE OF CALIFORNIA

COUNTY OF _____

On this _____ day of _____, 2025, before me, personally appeared Corwin Winslow Evans, 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 The Ailene Evans Trust dated April 22, 2005.

Notary Public

scd

attchd. in.

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 11/24/25 before me, So-Young Yu, notary public, personally appeared ***Corwin Evans*** AKA ***Corwin Winslow Evans***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

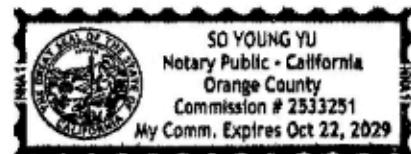
I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)



Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Trustee Affidavit
Document Date: November 24, 2025 # of Pages: _____
Signer(s) Other Than Named Above: _____

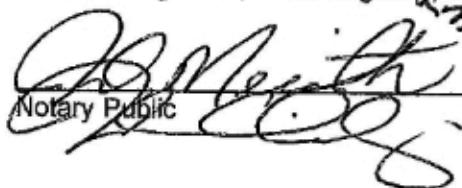
The Paul S. and Nelda Evans Living Trust,
dated August 3, 2005

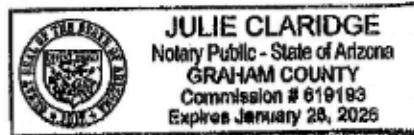
BY: Paul S. Evans
Paul S. Evans
Trustee

STATE OF ARIZONA

COUNTY OF Graham

On this 18th day of November, 2025, before me, personally appeared Paul S. Evans, 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 The Paul S. and Nelda Evans Living Trust, dated August 3, 2005.


Notary Public



The James J. Layton Family Protection Trust,
dated March 26, 2004

BY: James J. Layton
James J. Layton
Trustee

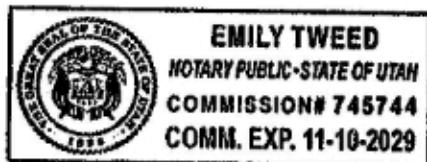
STATE OF UTAH

COUNTY OF DAVIS

On this 19th day of November, 2025, before me, personally appeared James J. Layton, 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 The James J. Layton Family Protection Trust, dated March 26, 2004.

Emily Tweed

Notary Public



Sharms Farm, LLC, dated the 3rd day of
February 2025

By:

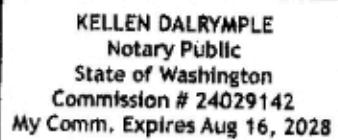
Scott S. Stevenson
Manager

STATE OF WASHINGTON

COUNTY OF KING

On this 18 day of November, 2025, before me, personally appeared Scott S. Stevenson, 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 Sharms Farm, LLC, dated the 3rd of February, 2025.


Notary Public



The 2073 Family Ltd Trust, U/A dated February 21, 2015

BY: Shawn K. Meldrum
Shawn K. Meldrum
Trustee

BY: Teresa F. Meldrum
Teresa F. Meldrum
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On this 20th day of November, 2025, before me, personally appeared Shawn K. Meldrum, 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 the 2073 Family Ltd Trust, U/A dated February 21, 2015.

Parma John
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 20th day of November, 2025, before me, personally appeared Teresa F. Meldrum, 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 the 2073 Family Ltd Trust, U/A dated February 21, 2015.

Parma John
Notary Public



Sallys Farm, LLC dated the 28th day of March, 2025

BY:


John Stevenson Wood
Member

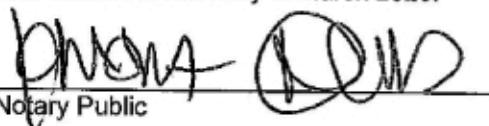
BY:


Paul Raymond Wood
Member

STATE OF UTAH

COUNTY OF DAVIS

On this 19th day of November, 2025, before me, personally appeared John Stevenson Wood, 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 Sallys Farm, LLC dated the 28th day of March 2025.

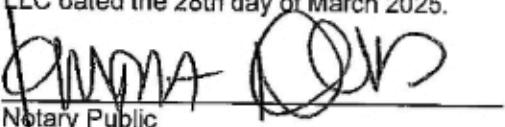

Notary Public

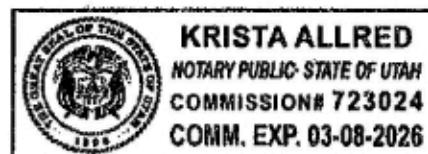


STATE OF UTAH

COUNTY OF DAVIS

On this 19th day of November, 2025, before me, personally appeared Paul Raymond Wood, 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 Sallys Farm, LLC dated the 28th day of March 2025.


Notary Public



The Marilyn Baldwin Stevenson Trust dated 13th
of August 2008

BY: Marilyn Stevenson

Marilyn Baldwin Stevenson
Trustee

BY:

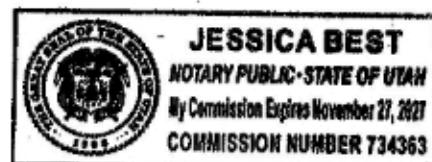
Sterling Scoffield Stevenson
Trustee

STATE OF UTAH

COUNTY OF Utah

On this 20th day of November, 2025, before me, personally appeared Marilyn Baldwin Stevenson, 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 the Marilyn Baldwin Stevenson Trust dated the 13th of August 2008.

Jessica Best
Notary Public



STATE OF UTAH

COUNTY OF Utah

On this 20th day of November, 2025, before me, personally appeared Sterling Scoffield Stevenson, 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 the Marilyn Baldwin Stevenson Trust dated the 13th of August 2008.

Jessica Best
Notary Public

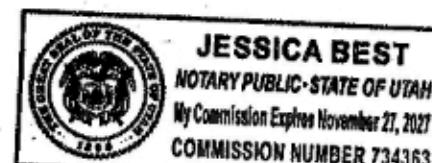


EXHIBIT A
Legal Description

A parcel of land, situate in the Northwest Quarter of Section 30, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly line of Gentile Street said point also being North 89°55'40" East 33.00 feet along the Section Line and South 00°11'01" West 33.00 feet from the Northwest corner of Section 30, and running thence: North 89°55'40" East 518.50 feet along said southerly right-of-way line of Gentile Street; thence South 0°11'01" West 384.56 feet; thence North 89°55'40" East 281.43 feet; thence North 0°01'50" East 384.56 feet; thence North 89°55'40" East 495.25 feet; thence South 0°00'03" West 2608.67 feet to the northerly line of Evergreen Farms Subdivision - Phase 3F; thence South 89°57'45" West 1302.46 feet to along and beyond said northerly line to the easterly right-of-way line of 2200 West Street; thence North 00°11'01" East 932.74 feet along said easterly line of 2200 West Street the Layton City parcel; thence along the perimeter of the Layton City Parcel the following six (6) courses and distances: 1) South 47°46'19" East 109.59 feet; 2) South 36°25'47" East 648.46 feet; 3) South 89°48'59" East 340.86 feet; 4) North 0°11'01" East 61.16 feet; 5) North 36°25'47" West 1011.26 feet; 6) North 89°48'57" West 205.87 feet to the easterly right-of-way line of 2200 West street; thence North 0°11'01" East 1396.19 feet the Point of Beginning.