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BK 8888 PG 1141

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KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
12/05/2025 02:31:30 PM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:  
LHM DEV STV, LLC, a Utah limited liability company  
9350 South 150 East, Suite 800  
Sandy, UT 84070



File No.: 195067-DMI

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## WARRANTY DEED

GVS Family LLC, a Utah limited liability company,

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

LHM DEV STV, LLC, a Utah limited liability company,

**GRANTEE(S)**, of Sandy, 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.:** 11-083-0021, 11-083-0022, 11-083-0057, 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 5 day of December, 2025.

GVS Family LLC, a Utah limited liability company

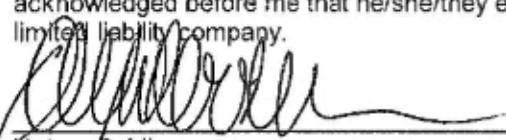
By:

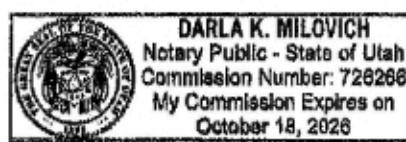
Sterling S. Stevenson  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 5 day of December, 2025, before me, personally appeared Sterling 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 GVS Family LLC, a Utah limited liability company.

  
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 Easterly line of 2200 West Street said point also being North 89°55'40" East 33.00 feet along the Section Line (NAD 83 Basis of Bearings being South 89°43'51" East between the Northwest Corner and the North Quarter Corner of said Section 30 per the Davis County Township Reference Plats) and South 0°11'01" West 1708.17 feet from the Northwest corner of said Section 30, and running thence along the perimeter of the Layton City Parcel the following five (5) 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 944.75 feet; thence South 89°59'57" East 1053.23 feet; thence South 0°00'03" West 1156.67 feet to the northerly line of Evergreen Farms Subdivision - Phase 3F; thence South 89°57'45" West 1302.46 feet 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 to the Point of Beginning.