

E 3645846 B 8889 P 1020-1024
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
12/08/2025 02:18:20 PM
FEE: \$40.00 Pgs: 5
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:

Providence Montessori Academy, LLC, a Utah limited liability company
2238 N Church Street, Ste 202
Layton, UT 84040



File No.: 195931-CAF

SPECIAL WARRANTY DEED

Millcreek Partners 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

Providence Montessori Academy, LLC, a Utah limited liability company,

GRANTEE(S), of Layton, 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.: 09-485-0005 (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; and subject to and except for those matters listed on Exhibit "B" attached hereto.

[Signature on following page]

Dated this 5th day of December, 2025.

Millcreek Partners LLC, a Utah limited liability company

BY: Cole West Entity Services, LLC, its Manager

BY: Cole West, LLC, its Manager

BY: 
Colin Wright
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 5th day of December, 2025, before me, personally appeared Colin Wright, 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 Millcreek Partners LLC, a Utah limited liability company.



Notary Public

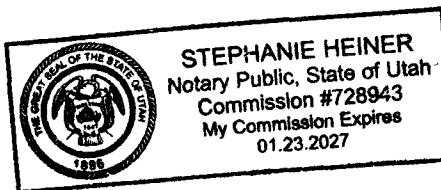


EXHIBIT A
Legal Description

PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 1200 WEST STREET, POINT BEING 131.41 FEET SOUTH 00°10'01" WEST AND 42.03 FEET NORTH 89°49'59" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 7 (SAID EAST QUARTER CORNER OF SECTION 7 BEING NORTH 00°16'28" EAST [NORTH 00°37'00" EAST NAD83] 5284.71 FEET FROM THE EAST QUARTER CORNER OF SECTION 18); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 432.58 FEET, AN ARC LENGTH OF 65.53 FEET, A DELTA ANGLE OF 08°40'48", A CHORD BEARING OF SOUTH 04°31'13" WEST, AND A CHORD LENGTH OF 65.47 FEET; (2) SOUTH 00°10'50" WEST 255.67 FEET TO THE NORTHERLY LINE OF LOT 2 OF LEGEND TOWERS SUBDIVISION; THENCE NORTH 89°52'50" WEST 385.96 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 00°10'50" EAST 190.28 FEET; THENCE EAST 19.09 FEET; THENCE NORTH 279.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1300 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) EAST 58.74 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 55.28 FEET, A DELTA ANGLE OF 26°23'35", A CHORD BEARING OF SOUTH 76°48'11" EAST, AND A CHORD LENGTH OF 54.79 FEET; (3) SOUTH 63°38'22" EAST 120.52 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 168.38 FEET, AN ARC LENGTH OF 20.45 FEET, A DELTA ANGLE OF 06°57'34", A CHORD BEARING OF SOUTH 60°09'35" EAST, AND A CHORD LENGTH OF 20.44 FEET; (5) SOUTH 56°42'48" EAST 85.59 FEET; (6) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 179.98 FEET, AN ARC LENGTH OF 63.68 FEET, A DELTA ANGLE OF 20°16'22", A CHORD BEARING OF SOUTH 66°50'58" EAST, AND A CHORD LENGTH OF 63.35 FEET; (7) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.50 FEET, AN ARC LENGTH OF 4.94 FEET, A DELTA ANGLE OF 13°48'44", A CHORD BEARING OF SOUTH 70°04'51" EAST, AND A CHORD LENGTH OF 4.93 FEET TO THE POINT TO THE WESTERLY RIGHT OF WAY LINE OF 1200 WEST STREET AND TO THE POINT OF BEGINNING.

EXHIBIT B
PERMITTED EXCEPTIONS

1. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien, or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2026 a lien not yet due and payable.
10. The herein described Land is located within the boundaries of North Davis Fire District, Davis County School District, Clearfield City, North Davis Sewer District, Davis County Mosquito Abatement District, Weber Basin Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

COMMITMENT EXCEPTIONS
(CONTINUED)

13. Easements, notes and restrictions as shown on the recorded plat for Legend Hills Subdivision, Phase 3, Lot 302 Amended recorded December 11, 2019 as Entry No. 3210312 in Book 7406 at Page 542. Easements, notes and restrictions as shown on the recorded plat for Legend Towers Subdivision, recorded September 24, 2024 as Entry No. 3588214 in Book 8591 at Page 156.
14. Terms and conditions of that certain Agreement recorded March 8, 1948 as Entry No. 101245 in Book R at Page 124.
15. Ordinance No. 95-11 Adopting the Redevelopment Plan for the Clearfield Economic Development Project Area as the Official Redevelopment Plan for the Project Area, recorded July 7, 2000 as Entry No. 1601779 in Book 2667 at Page 792.
16. Underground Right of Way Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp, its successors and assigns to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded August 11, 2021, as Entry No. 3408195, in Book 7820, at Page 1506.
17. The Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.