2980385 BK 6639 PG 194

RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/8/2016 10:21:00 AM
FEE \$15.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-N

RECORDING REQUESTED BY:

First American Title Insurance Company National Commercial Services 2425 E. Camelback Road, Suite 300 Phoenix, AZ 85016

AFTER RECORDING RETURN TO:

Halle Properties, L.L.C. 20225 North Scottsdale Road Scottsdale, AZ 85255 Attn: James Silhasek

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

E 2980385 B 6639 P 194-196

SPECIAL WARRANTY DEED

November , 2016

Escrow No: NCS-792941-PHX1 (ssb)

A.P.N.: 14-019-0094

CLARK POULSON, MICHAEL POULSON AND BRAD RAY POULSON, ("Grantors"), do hereby GRANT, BARGAIN, CONVEY AND WARRANT unto HALLE PROPERTIES, L.L.C., an Arizona limited liability company, ("Grantee"), whose mailing address is 20225 North Scottsdale Road, City of Scottsdale, County of Maricopa, State of Arizona, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Davis County, State of Utah:

See Exhibit "A" attached hereto and by reference made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

/itness, the hands of said Grantors, this day of November, 2016.	
Clark Poulson	
TATE OF Minnesota	
OUNTY OF Washington)	

On this ______ day of November, 2016, before me, the undersigned Notary Public, personally appeared Clark Poulson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and office CORRINE LEA ERICKSON Notary Public

Minnesota
My Commission Expires January 31, 2018

Notary Public

My Commission Expires: 1-31-18

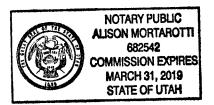
BN 0039 PG 195	
	Michael Porker Michael Porker
STATE OF Hah	
STATE OF	
On this day of November, 2016, before me, the of Michael Poulson, personally known to me (or proved to the persons whose name is subscribed to the within executed the same in his authorized capacity and that his entity upon behalf of which the person acted, executed the WITNESS my hand and official seal.	me on the basis of satisfactory evidence) to be instrument and acknowledged to me that he signature on the instrument the person or the
My Commission Expires: 3-31-299	
NOTARY PUBLIC ALISON MORTAROTTI 682542 COMMISSION EXPIRES MARCH 31, 2019 STATE OF UTAH	BA R. PL Brad Ray Poulson

STATE OF (Lah)SS.

On this ______ day of November, 2016, before me, the undersigned Notary Public, personally appeared Brad Ray Poulson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument,

WITNESS my hand and official seal.

My Commission Expires: 3/3/2019



2980385 BK 6639 PG 196

Exhibit "A"

Beginning 1202 feet North of the Southeast corner of the Northeast Quarter of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian; and running thence North 118 feet; thence West 369.15 feet; thence South 118 feet; thence East 369.15 feet to the beginning.

LESS AND EXCEPTING therefrom that portion within 2000 West Street.

LESS AND EXCEPTING that portion of subject property conveyed to the Utah Department of Transportation by that certain Warranty Deed recorded July 28, 2006 as Entry No. 2188169 in Book 4085 at Page 1912 being a parcel of land in fee for the construction improvements and widening of the existing highway SR-108, known as 2000 West Street, known as Project No. STP-0108(11)8; being a portion of an entire tract of land situate in the Northeast Quarter of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian and said entire tract of property recorded as Entry No. 1956897 in Book 3463 at Page 1639 at the Davis County Recorder's office, said portion being described more particularly as follows:

Beginning at a point on the westerly right-of-way line of 2000 West Street, said point being North 00°07'29" East 1,320.00 feet along the section line and North 89°52'31" West 33.00 feet from the Southeast corner of the Northeast Quarter of said Section 28; thence South 00°07'29" West 118.00 feet along said westerly right-of-way line to the grantor's south boundary line; thence North 89°52'31" West 3.08 feet (WEST by record) along said south boundary line; thence North 01°18'10" West 118.03 feet to the grantor's north boundary line; thence South 89°52'31" East 6.02 feet (EAST by record) along said north boundary line to the point of beginning.

Basis of bearings: Davis County Coordinate System.

3018320 BK 6759 PG 379

RECORDING REQUESTED BY:

First American Title Insurance Company National Commercial Services 2425 E. Camelback Road, Suite 300 Phoenix, AZ 85016

AFTER RECORDING RETURN TO:

Halle Properties, L.L.C. 20225 North Scottsdale Road Scottsdale, AZ 85255 Attn: Pierre F. Smith E 3018320 B 6759 P 379-381 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 5/5/2017 12:25:00 PM FEE \$15.00 Pgs: 3 DEP eCASH REC'D FOR FIRST AMERICAN TITLE-NO

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

May 2, 2017

Escrow No: NCS-822314-PHX1 (ssb) A.P.N.: 14-019-0075 and 14-019-0077

SARAH N. SANDBERG, Trustee of The Sarah N. Sandberg Revocable Living Trust dated August 20, 2003, ("Grantor"), does hereby GRANT, BARGAIN, CONVEY AND WARRANT unto HALLE PROPERTIES, L.L.C., an Arizona limited liability company, ("Grantee"), whose mailing address is 20225 North Scottsdale Road, City of Scottsdale, County of Maricopa, State of Arizona, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Davis County, State of Utah:

See Exhibit "A" attached hereto and by reference made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

The remainder of this page is intentionally left blank
[SIGNATURE PAGE FOLLOWS]

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Witness, the hands of said Grantors, this 2 day of May, 2017.

GRANTOR:

Sarah N. Sandberg, Trustee of The Sarah N.

Sandberg Revocable Living Trust dated

August 20, 2003

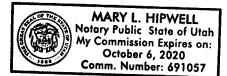
STATE OF UTAH

) SS.

COUNTY OF DMIS

On this day of May, 2017, before me, the undersigned Notary Public, personally appeared, **Sarah N. Sandberg**, Trustee of The Sarah N. Sandberg Revocable Living Trust dated August 20, 2003, whose name is subscribed to the within instrument and acknowledged that she executed the same in her authorized capacity on behalf of said Revocable Living Trust.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 10/12/0

Exhibit "A"

PARCEL 1:

BEGINNING 1032 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 372.62 FEET; THENCE NORTH 170 FEET; THENCE EAST 152.67 FEET; THENCE SOUTH 100 FEET; THENCE EAST 220 FEET; THENCE SOUTH 70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN 2000 WEST STREET.

PARCEL 2:

BEGINNING 1032 FEET NORTH AND 132 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 240.62 FEET; THENCE SOUTH 62.3 FEET; THENCE EAST 240.62 FEET; THENCE NORTH 62.3 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:

1993 North 2000 West Clinton, UT 84015