

D21875
WHEN RECORDED MAIL TO:
RIMINI PROPERTIES, LLC
360 NORTH 700 WEST, SUITE G
NORTH SALT LAKE, UT 84054

E 2837908 B 6160 P 603-605
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/9/2014 2:00:00 PM
FEE \$16.00 Pgs: 3
DEP eCASH REC'D FOR ASPEN TITLE INSURANCE

WARRANTY DEED

USB PROPERTIES, LTD

Grantor,

of BOUNTIFUL, County of DAVIS, State of UTAH
hereby CONVEY and WARRANT to

RIMINI PROPERTIES, LLC

Grantee,

of NORTH SALT LAKE, County of DAVIS, State of UTAH, for the sum of TEN DOLLARS AND NO/100 and
other good and valuable consideration, the following tract of land in the County of DAVIS, State of , to-wit

See Attached Exhibit "A"

06-003-0036, 06-003-0038, 06-003-0030

WITNESS the hand of said grantor, this 4th day of December, 2014

USB PROPERTIES. LTD

By: The James Preston Jensen Trust
Amended September 21, 2010

James Preston Jensen
By: James Preston Jensen, Co-Trustee

Kathryn Crane Jensen
By: Kathryn Crane Jensen, Co-Trustee

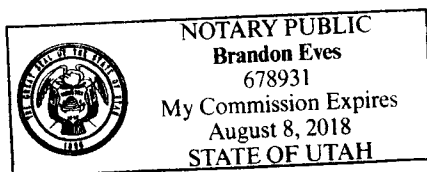
By: The Kathryn Crane Jensen Trust
Amended September 21, 2010

James Preston Jensen
By: James Preston Jensen, Co-Trustee

Kathryn Crane Jensen
By: Kathryn Crane Jensen, Co-Trustee

STATE OF UTAH)
 Washington) :ss
COUNTY OF DAVIS)

On the 4th day of December, 2014, personally appeared before me JAMES PRESTON JENSEN and
KATHRYN CRANE JENSEN, Co Trustees of the JAMES PRESTON JENSEN TRUST amended 9/21/10
Partner of USB PROPERTIES, LTD and JAMES PRESTON JENSEN and KATHRYN CRANE JENSEN,
Co-Trustees of the KATHRYN CRANE JENSEN TRUST amended 9/21/10, Partner of USB PROPERTIES
LTD, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Brandon Eves
Notary Public

ORDER NUMBER: D21875

EXHIBIT "A"

SURVEY LEGAL FOR PARCEL 1, PARCEL 2 AND PARCEL 3

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, SAID POINT BEING NORTH $89^{\circ}57'31''$ WEST 88.92 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID SECTION CORNER IS SOUTH $89^{\circ}57'31''$ EAST 87.91 FEET ALONG SAID SECTION LINE FROM A WITNESS CORNER; THENCE SOUTH $0^{\circ}19'16''$ WEST 23.70 FEET; THENCE NORTH $89^{\circ}48'02''$ WEST 952.84 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY PROJECT NO. 0067; THENCE ALONG SAID HIGHWAY RIGHT OF WAY THE FOLLOWING FOUR(4) COURSES: (1) NORTH $49^{\circ}25'03''$ EAST 103.00 FEET; (2) THENCE 429.39 FEET ALONG A 485.56 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF $50^{\circ}40'02''$ (CHORD BEARS NORTH $24^{\circ}05'04''$ EAST 415.53 FEET); (3) THENCE NORTH $39^{\circ}29'27''$ EAST 201.36 FEET; (4) THENCE 819.58 FEET ALONG A 2,220.14 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF $21^{\circ}09'04''$ (CHORD BEARS NORTH $28^{\circ}54'55''$ EAST 814.93 FEET; THENCE SOUTH $89^{\circ}57'31''$ EAST 189.43 FEET SAID WESTERLY RAILROAD RIGHT OF WAY; THENCE SOUTH $0^{\circ}16'53''$ WEST 1294.59 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING

PARCEL 1:

A TRACT OF LAND IN, SITUATE IN THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 12 AND IN THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 1, ALL IN TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 1 AND THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING UNION PACIFIC RAILROAD, WHICH PACIFIC RAILROAD, WHICH POINT IS 27.103 M(88.92 FEET) NORTH $89^{\circ}57'31''$ WEST (DEED OF RECORD SOUTH $89^{\circ}58'05''$ WEST) ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 1 AS MONUMENTED WITH A COUNTY BRASS CAP; AND RUNNING THENCE SOUTH $0^{\circ}19'16''$ WEST 7.22 M (23.70 FEET), MORE OR LESS, ALONG SAID WESTERLY RAILROAD RIGHT OF WAY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH $89^{\circ}48'02''$ WEST (DEED OF RECORD WESTERLY) 290.426 M (952.84 FEET), MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO THE EASTERLY RIGHT OF WAY LINE OF A HIGHWAY KNOWN AS PROJECT NO. 0067, THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH $49^{\circ}25'03''$ EAST 31.394 M (103.00 FEET) TO A POINT OF TANGENCY WITH 148.00 M (485.56 FEET) RADIUS CURVE TO THE LEFT; THENCE (2) NORTHEASTERLY 100.623 M (330.13 FEET) ALONG THE ARC OF SAID CURVE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT (NOTE: CHORD TO SAID CURVE BEARS NORTH $29^{\circ}56'25''$ EAST FOR A DISTANCE OF 98.696 M (323.81 FEET); THENCE SOUTH $89^{\circ}57'31''$ EAST (DEED OR RECORD EAST) 217.852 M(714.74 FEET), MORE OR LESS, ALONG SAID NORTHERLY BOUNDARY LINE TO SAID WESTERLY RAILROAD RIGHT OF WAY LINE; THENCE SOUTH $0^{\circ}16'53''$ WEST (DEED OF RECORD SOUTHERLY) 99.578 M (326.70 FEET) ALONG SAID WESTERLY RAILROAD RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND SITUATION IN THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING UNION PACIFIC RAILROAD, AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 99.578 M (326.70 FEET) NORTH 0°00'11" WEST (DEED OF RECORD NORTH) ALONG THE EAST LINE OF SAID SECTION 1 AND 26.936 M (88.37 FEET) NORTH 89°57'31" WEST (DEED OF RECORD WEST) FROM THE SOUTHEAST CORNER OF SAID SECTION 1 AS MONUMENTED WITH A COUNTY BRASS CAP; AND RUNNING THENCE NORTH 89°57'31" WEST (DEED OF RECORD WEST) 217.852 M (714.74 FEET), MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE EASTERLY RIGHT OF WAY LINE OF A HIGHWAY KNOWN AS PROJECT NO. 0067; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTHERLY 30.253 M (99.26 FEET) ALONG THE ARC OF A 148.000 M (485.56 FEET) RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 4°36'25" EAST FOR A DISTANCE OF 30.201 M (99.08 FEET); THENCE (2) NORTH 39°29'27" EAST 61.375 M (201.36 FEET) TO A POINT OF TANGENCY WITH A 676.700 M (2,220.14 FEET) RADIUS CURVE TO THE LEFT; THENCE (3) NORTHEASTERLY 93.173 M (305.69 FEET), MORE OR LESS, ALONG THE ARC OF SAID CURVE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT (NOTE: CHORD TO SAID CURVE BEARS NORTH 35°32'47" EAST FOR A DISTANCE OF 93.099, (305.44 FEET); THENCE SOUTH 89°57'31" EAST (DEED OF RECORD EAST) 123.020 M (403.61 FEET), MORE OR LESS, ALONG SAID NORTHERLY BOUNDARY LINE TO SAID WESTERLY RAILROAD RIGHT OF WAY LINE; THENCE SOUTH 0°16'53" WEST (DEED OF RECORD SOUTH) 153.291 M (502.92 FEET) ALONG SAID WESTERLY RAILROAD RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL 3:

A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING UNION PACIFIC RAILROAD, AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 253.038 M (830.18 FEET) NORTH 0°00'11" WEST (DEED OF RECORD NORTH 0°04'35" WEST) ALONG THE EAST LINE OF SECTION 1 AND 26.091 M (85.60 FEET) NORTH 89°57'31" WEST (DEED OF RECORD WEST) FROM THE SOUTHEAST CORNER OF SAID SECTION 1 AS MONUMENTED WITH A COUNTY BRASS CAP; AND RUNNING THENCE NORTH 89°57'31" WEST (DEED OF RECORD WEST) WEST 123.020 M (403.61 FEET), MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF A HIGHWAY KNOWN AS PROJECT NO. 0067; THENCE NORTHEASTERLY 156.635 M (513.89 FEET) , MORE OR LESS, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, ALONG THE ARC OF A 676.700 M (2,220.14 FEET) RADIUS CURVE TO THE LEFT (NON-CONCENTRIC CURVE TO CONTROL LINE) TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT (NOTE: CHORD TO SAID CURVE BEARS NORTH 24°58'15" EAST FOR A DISTANCE OF 156.285 M (512.75 FEET); THENCE SOUTH 89°57'31" EAST (DEED OF RECORD SOUTH 89°56'56" EAST) 57.738 M (189.43 FEET), MORE OR LESS, ALONG SAID NORTHERLY BOUNDARY LINE TO SAID WESTERLY RAILROAD RIGHT OF WAY LINE; THENCE SOUTH 0°16'53" WEST (DEED OF RECORD SOUTH 0°14'29" WEST) 141.725 M (466.98 FEET), MORE OR LESS, ALONG SAID WESTERLY RAILROAD RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

Mail Recorded Deed and Tax Notice To:
Rimini Properties, LLC, a Utah limited liability company
259 River Bend Way, STE 102
North Salt Lake, UT 84054



File No.: 104359-JVP

WARRANTY DEED

Rimini Properties, LLC

GRANTOR(S) of North Salt Lake, State of Utah, hereby Conveys and Warrants to

Rimini Properties, LLC, a Utah limited liability company

GRANTEE(S) of North Salt Lake, 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.: 06-392-0001 and 06-392-0002 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 11th day of October, 2018.

Rimini Properties, LLC

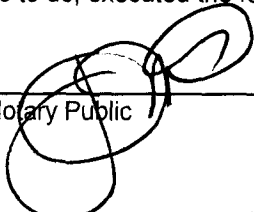
BY: 

Thomas D. Stuart
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 11th day of October, 2018, personally appeared before me Thomas D. Stuart, who acknowledged himself/herself to be the Manager of Rimini Properties, LLC, and that he/she, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

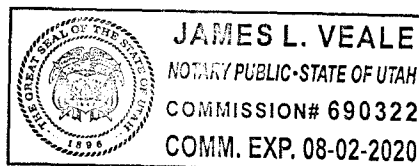


EXHIBIT A
Legal Description

PARCEL 1:

Lots 1 and 2, PARRISH CREEK SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Davis County Recorder, recorded December 29, 2017 as Entry No. 3067633 in Book 6921 at Page 119.

PARCEL 1A:

Appurtenant easements as contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Parrish Creek, recorded October 31, 2017 as Entry No. 3055346 in Book 6882 at Page 1640.