

Project No: S-0089(406)398 Parcel No.(s): 500B, 500B:E

Pin No: 13821 Job/Proj No: 72194 Project Location: US-89; Farmington to I-84
County of Property: DAVIS Tax ID / Sidwell No: 11-505-0013
Property Address: Approx. 3007 E Canyon Creek Circle LAYTON UT, 84040
Owner's Address: 220 South 200 East #330, Salt Lake City, UT, 84111
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Canyon Creek Estates Owners Association, LLC., a Utah Nonprofit Company or
the separate owners within the Canyon Creek Estate Corporation Grantee: Utah Department of
Transportation (UDOT)/The Department

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
4501 South 2700 West
P.O. Box 148420
Salt Lake City, UT 84114-8420

E 3321244 B 7647 P 2731-2769

RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER

12/1/2020 4:45:00 PM

FEE \$0.00 Pgs: 39

DEP eCASH REC'D FOR COTTONWOOD TITLE INC



Utah Department of Transportation Right of Entry and Occupancy Agreement

Project No: S-0089(406)398 Parcel No.(s): 500B, 500B:E

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the separate owners within the Canyon Creek Estate Grantee: Utah Department of Transportation
(UDOT)/The Department

Acquiring Entity: Utah Department of Transportation (UDOT)

For the subject property described in the attached deed (Exhibit A).

This Right of Entry and Occupancy Agreement ("Agreement") is entered between Canyon Creek Estates Owners Association, LLC, a Utah Nonprofit Company or the separate owners¹ and individual property owners within the Association ("Property Owners") and Utah Department of Transportation (UDOT).

Property Owners hereby grant to UDOT, its contractors, permittees, and assigns, including but not limited to, utilities and their contractors, the right to occupy and commence construction or other necessary activity on the property sought to be acquired/occupied with this Agreement, and to do whatever construction, relocation of utilities, and other work as may be required in furtherance of the state transportation project, located on the property described in attached Exhibit A. This Agreement is made in anticipation of a possible condemnation action by UDOT and is intended to provide for the entry and occupancy of the property pending further negotiations or the filing and pursuit of condemnation proceedings and possible alternative informal proceedings as provided for in this Agreement. Property Owners understand that, by executing this Agreement, Property Owners have waived and abandoned all defenses to the acquisition of the property.

The sum of \$51,100.00 (the "Deposit") will be paid into escrow, a non-interest bearing account, at a title company for the benefit of Property Owners as consideration for entering into this Agreement. UDOT will be responsible for the expenses of the escrow account. This amount paid into escrow shall be deducted from a final settlement, award of arbitration, or other determination of just compensation in an eminent domain action should one be pursued to acquire the property that is determined to be necessary for the project. The amount paid will be for the purposes of this Agreement only, and will not be admissible as evidence in any subsequent process used to establish the value of the property or the amount of compensation that may be due to the Property Owners. Property taxes will be the responsibility of the Property Owners until transfer of the deed(s) to UDOT.

The parties to this Agreement understand that a title report may indicate that other third parties may have a claim to part of the proceeds being paid by UDOT to the Property Owners under this Agreement. UDOT will have the right to approve the release of the Deposit from Escrow to Property Owners and to require a

¹ Canyon Creek Estates Owners Association, Inc. is defunct as an expired entity. Currently, there is no entity representing the property owners association that holds or owns title to the property; therefore, until the association entity is reorganized and formed, this agreement will be entered by the separate property owners within the association.

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Owner's Address: 220 South 200 East #330, Salt Lake City, UT, 84111

Owner's Home Phone: Owner's Work Phone:

Owner / Grantor (s): Canyon Creek Estates Owners Association, LLC., a Utah Nonprofit Company or the separate owners within the Canyon Creek Estate Corporation Grantee: Utah Department of Transportation (UDOT)/The Department

conveyance of the subject property from the Property Owners to UDOT prior to the release. It is not the intent of the Agreement to properly assess potential third-party claims. In the event it is later determined that part of the Deposit should properly be paid to other third parties, then UDOT will have the right to require that the third parties participate in the release of the Deposit or the Deposit will be applied to any remaining liens. In the event that UDOT desires to obtain title insurance in connection with the release of the deposit, UDOT will pay the premiums for the title coverage.

This Agreement is granted without prejudice to the rights of the Property Owners, pending any settlement, to contest the amount of compensation to be paid the Property Owners for the property described in Exhibit A or as otherwise may be applicable. If

a satisfactory settlement can not be agreed upon, UDOT will, upon notice from the Property Owners that the amount of compensation offered and/or other proposed settlement terms are not acceptable, or at its own election, proceed to commence and diligently prosecute a condemnation proceeding in the appropriate court for a judicial determination of such compensation. If requested to do so by the Property Owners, UDOT will, prior to commencing a condemnation proceeding, enter into a mediation or arbitration procedure provided for in the Utah Code Annotated 78B-6-522 and 13-43-204 through the Office of the Property Rights Ombudsman.

If the Property Owner uses the property for a residence, business, or farming operation and is required to move as a result of UDOT's acquisition of the property, the Property Owners may be entitled to relocation assistance and/or payments as a displaced person. The relocation assistance and payment are available as a matter of right and subject to federal and state law if the Property Owners are displaced by the acquisition of this property and are not conditional upon the Property Owners signing this Right of Entry and Occupancy Agreement.

The effective date of the Right Of Entry and Occupancy Agreement shall be the date this Agreement is executed by the Property Owners, as shown below, and that date shall be the date of value for fair market valuation purposes in the context of settlement negotiations, arbitration, or an eminent domain proceeding, should one be necessary, unless the Property Owners have been previously served with a summons in regard to this property acquisition or the parties have otherwise agreed in writing to a different date for purposes of valuation. It is understood that, according to state law, any additional compensation that is ordered to be paid to the Property Owners for the acquisition of the property will include interest at an annual rate of 8 % on any additional compensation that is determined to be payable to the Property Owners over and above that paid with this Agreement, calculated from the date of entry upon the property.

Exhibits:

[Signatures and Acknowledgments to Follow Immediately]

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Transportation (UDOT)/The Department

STATE OF UTAH
County of

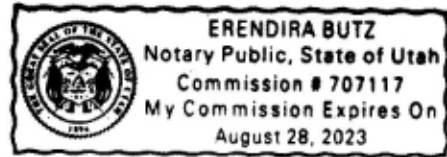
On the ~~14th~~ day of 2020, ~~Hollie Schilleman, Scott Schultz, Erin Schultz, Cory Christensen, Shauna Christensen, Calvin Potter, Tracy Potter, Daniel Leininger, Jonilee Leininger, Matson Bailey, Jennifer Bailey, Michelle Jensen, Chris Record, Catherine Record, Robert Nielsen, Hae Sook Nielsen, Andrew McDermont, Keiji Kay Matsumura, Geraldine Matsumura~~ personally appeared before me

Hollie Schilleman the signer(s) of the Agreement set forth above,
who duly acknowledged to me that they executed the same.

[Signature]

Erendira Butz
NOTARY PUBLIC

DATED this day of



UDOT Director / Deputy Director of Right of Way

STATE OF UTAH
County of

On the day of , , personally appeared before me

the signer(s) of this Agreement for UDOT
who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

Project No: S-0089(406)398 Parcel No.(s): 500B, 500B:E

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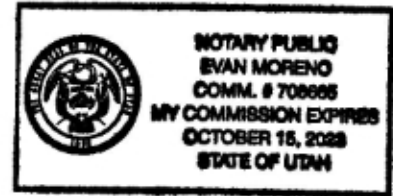
STATE OF UTAH
County of Weber

On the 15th October day of 2020, ~~Hollie Schilleman, Scott Schultz, Erin Schultz, Cory Christensen, Shauna Christensen, Calvin Potter, Tracy Potter, Daniel Leininger, Jenilee Leininger, Matson Bailey, Jennifer Bailey, Michelle Jensen, Chris Record, Catherine Record, Robert Nielsen, Hae Sook Nielsen, Andrew McDermont, Keiji Kay Matsumura, Geraldine Matsumura~~ personally appeared before me

Michelle Jensen the signer(s) of the Agreement set forth above,
who duly acknowledged to me that they executed the same.

Evan Moreno
NOTARY PUBLIC

DATED this 15th day of October, 2020



UDOT Director / Deputy Director of Right of Way

STATE OF UTAH
County of Weber

On the ___ day of _____, _____, personally appeared before me

_____ the signer(s) of this Agreement for UDOT
who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

Project No: S-0089(406)398 Parcel No.(s): 500B, 500B:E

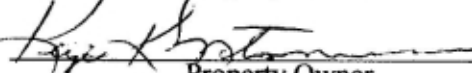
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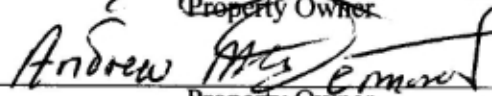
SIGNATURE PAGE
TO
UTAH DEPARTMENT OF TRANSPORTATION
RIGHT OF ENTRY AND OCCUPANCY AGREEMENT

DATED this 13TH day of OCTOBER, 2020


Property Owner



Property Owner


Property Owner

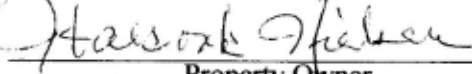

Property Owner


Property Owner



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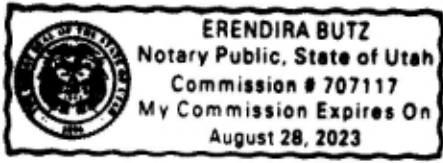
STATE OF UTAH
County of Davis

On the ~~13th~~^{30th} day of 2020, ~~Hollie Schilleman~~, Scott Schultz, Erin Schultz, Cory Christensen, Shauna Christensen, Calvin Potter, Tracy Potter, Daniel Leininger, Jenilee Leininger, Matson Bailey, Jennifer Bailey, ~~Michelle Jensen~~, Chris Record, Catherine Record, Robert Nielsen, Hae Sook Nielsen, Andrew McDermont, Keiji Kay Matsumura, Geraldine Matsumura personally appeared before me

_____ the signer(s) of the Agreement set forth above,
who duly acknowledged to me that they executed the same.

Erendira Butz
NOTARY PUBLIC

DATED this ~~13th~~^{30th} day of October, 2020



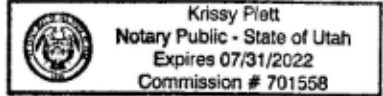
Charles A. Stormont
UDOT Director ~~Deputy Director~~ of Right of Way

STATE OF UTAH
County of Salt Lake

On the ~~13th~~³⁰ day of October, 2020, personally appeared before me

Charles A. Stormont the signer(s) of this Agreement for UDOT
who duly acknowledged to me that they executed the same.

Krissy Platt
NOTARY PUBLIC



WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed

(NON-PROFIT CORPORATION)

Davis County

Tax ID. 11-505-0013

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:500B

Canyon Creek Estates Owners Association, Inc., a Utah Nonprofit Corporation, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property situate in Parcel A, Canyon Creek Estates Subdivision, according to the official plat thereof, recorded May 17, 2002, as Entry No. 1754446 in Book 3046 at Page 751 in the office of the Davis County Recorder, situate in the NW1/4 SW1/4 of Section 24, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said Parcel A; and running thence N.85°14'21"E. 20.84 feet along the northerly boundary line of said Parcel A to the northeasterly corner of said Parcel A; thence S.30°23'00"E. 121.77 feet along said easterly boundary line to a point 363.93 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1244+24.62; thence S.01°54'07"E. 60.90 feet to the southwesterly boundary line of said Parcel A at a point 362.90 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1243+60.15; thence along said southwesterly boundary line the following three (3) courses and distances: (1) N.30°23'00"W. 147.34 feet to a point of curvature of a curve to the right with a radius of 71.00 feet; (2) thence northerly along said curve with an arc length of 34.76 feet, chord bears N.16°24'47"W. 34.42 feet;

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Project No. S-0089(406)398
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(3) thence N.01°52'00"W. 4.06 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 4,367 square feet in area or 0.100 acre.

(Note: Rotate above bearings 00°20'52" clockwise to equal Highway bearings)

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B

Lot 1

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Cory Robert Christensen
COUNTY OF)	_____
		Shauna Ford Christensen

On the date first above written personally appeared before me, Cory Robert Christensen and Shauna Ford Christensen, husband and wife as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B

Lot 2

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Calvin D. Potter
COUNTY OF)	_____
		Tracy M. Potter

On the date first above written personally appeared before me, Calvin D. Potter, Jr. and Tracy M. Potter, husband and wife, as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B

Lot 3

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Daniel R. Leininger
COUNTY OF)	_____
		Jenilee S. Leininger

On the date first above written personally appeared before me, Daniel R. Leininger and Jenilee S. Leininger, husband and wife as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B

Lot 4

WITNESS, the hand of said Grantor, this ____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Keiji Kay Matsumura, Trustee
COUNTY OF)	

		Geraldine O. Matsumura, Trustee

On the date first above written personally appeared before me, Keiji Kay Matsumura and Geraldine O. Matsumura, trustees of The Matsumura Family Revocable Trust dated September 1, 1994, who, being by me duly sworn, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust, and that as Trustees they executed the same.

Notary Public

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PIN No. 13821
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Parcel No. 0089:500B

Lot 6

WITNESS, the hand of said Grantor, this ____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Robert L. Nielsen, Trustee
COUNTY OF)	_____
		Hae Sook Nielsen, Trustee

On the date first above written personally appeared before me, Robert L. Nielsen and Hae Sook Nielsen, as co-Trustees of The Nielsen Trust, U/A dated March 28, 2017, and any trustees in succession, who, being by me duly sworn, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust, and that as Trustees they executed the same.

Notary Public

Page 10

PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B

Lot 7

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Chris Record
COUNTY OF)	

On the date first above written personally appeared before me, Chris Record, the signer of the within and foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B

Lot 8

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Chris M. Record
COUNTY OF)	_____
		Catherine J. Record

On the date first above written personally appeared before me, Chris M. Record and Catherine J. Record husband and wife as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B

Lot 9

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF

)

) ss.

Michelle Jensen

COUNTY OF

)

On the date first above written personally appeared before me,
Michelle Jensen, married woman, the signer of the within and foregoing
instrument, who duly acknowledged to me that she executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B

Lot 10

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Matson H. Bailey
COUNTY OF)	_____
		Jennifer A. Bailey

On the date first above written personally appeared before me, Matson H. Bailey and Jennifer A. Bailey, husband and wife as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B

Lot 11

WITNESS, the hand of said Grantor, this ____ day of _____, A.D. 20 ____.

STATE OF)
) ss.
COUNTY OF)

Scott Thomas Schultz, Trustee

Erin Sue Schultz, Trustee

On the date first above written personally appeared before me, Scott Thomas Schultz and Erin Sue Schultz, each of Davis County, Utah or their successors in trust, as trustees of the Scott and Erin Schultz Living Trust, dated July 1, 2016, who, being by me duly sworn, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust, and that as Trustees they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B

Lot 12

WITNESS, the hand of said Grantor, this ____ day of _____, A.D. 20 ____.

STATE OF

)

) ss.

COUNTY OF

)

Hollie Anne Schilleman

On the date first above written personally appeared before me, Hollie Anne Schilleman, a single woman, the signer of the within and foregoing instrument, who duly acknowledged to me that she executed the same.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Easement

(NON-PROFIT CORPORATION) Tax ID No. 11-505-0013
Davis County PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B:E

Canyon Creek Estates Owners Association, Inc., a Utah Nonprofit Corporation, Grantor, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in Davis County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property situate in Parcel A, Canyon Creek Estates Subdivision, according to the official plat thereof, recorded May 17, 2002, as Entry No. 1754446 in Book 3046 at Page 751 in the office of the Davis County Recorder, situate in the NW1/4 SW1/4 of Section 24, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the purpose of constructing cut and/or fill slopes and appurtenant parts thereof to facilitate the construction of US-89, known as Project No. S-0089(406)398. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the easterly boundary line of said Parcel A and the easterly frontage road right of way line of said Project, which point is 121.77 feet S.30°23'00"E. from the northeast corner of said Parcel A; and running thence S.30°23'00"E. 10.48 feet along said easterly boundary line to a point 368.81 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1244+14.79; thence S.01°54'07"E. 60.90 feet to the

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southwesterly boundary line of said Parcel A at a point 367.69 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1243+50.28; thence N.30°23'00"W. 10.48 feet along said southwesterly boundary line to said easterly frontage road right of way line of said Project; thence N.01°54'07"W. 60.90 feet along said easterly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described part of an entire tract contains 304 square feet in area or 0.007 acre.

(Note: Rotate above bearings 00°20'52" clockwise to equal Highway bearings)

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PIN No. 13821
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Parcel No. 0089:500B:E

Lot 1

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Cory Robert Christensen
COUNTY OF)	_____
		Shauna Ford Christensen

On the date first above written personally appeared before me, Cory Robert Christensen and Shauna Ford Christensen, husband and wife as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B:E

Lot 2

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF

)

) ss.

Calvin D. Potter

COUNTY OF

)

Tracy M. Potter

On the date first above written personally appeared before me, Calvin D. Potter, Jr. and Tracy M. Potter, husband and wife, as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B:E

Lot 3

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Daniel R. Leininger
COUNTY OF)	_____
		Jenilee S. Leininger

On the date first above written personally appeared before me, Daniel R. Leininger and Jenilee S. Leininger, husband and wife as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B:E

Lot 4

WITNESS, the hand of said Grantor, this ____ day of _____, A.D. 20 ____.

STATE OF

)

) ss.

Keiji Kay Matsumura, Trustee

COUNTY OF

)

Geraldine O. Matsumura, Trustee

On the date first above written personally appeared before me, Keiji Kay Matsumura and Geraldine O. Matsumura, trustees of The Matsumura Family Revocable Trust dated September 1, 1994, who, being by me duly sworn, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust, and that as Trustees they executed the same.

Notary Public

Page 10

PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B:E

Lot 7

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Chris Record
COUNTY OF)	

On the date first above written personally appeared before me, Chris Record, the signer of the within and foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B:E

Lot 8

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Chris M. Record
COUNTY OF)	_____
		Catherine J. Record

On the date first above written personally appeared before me, Chris M. Record and Catherine J. Record husband and wife as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B:E

Lot 9

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF _____)
) ss. Michelle Jensen
COUNTY OF _____)

On the date first above written personally appeared before me, Michelle Jensen, married woman, the signer of the within and foregoing instrument, who duly acknowledged to me that she executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B:E

Lot 10

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF

)

) ss.

Matson H. Bailey

COUNTY OF

)

Jennifer A. Bailey

On the date first above written personally appeared before me, _____ Matson H. Bailey and Jennifer A. Bailey, husband and wife as joint tenants _____, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B:E

Lot 11

WITNESS, the hand of said Grantor, this ____ day of _____, A.D. 20 ____.

STATE OF)
) ss.
COUNTY OF)

Scott Thomas Schultz, Trustee

Erin Sue Schultz, Trustee

On the date first above written personally appeared before me, Scott Thomas Schultz and Erin Sue Schultz, each of Davis County, Utah or their successors in trust, as trustees of the Scott and Erin Schultz Living Trust, dated July 1, 2016, who, being by me duly sworn, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust, and that as Trustees they executed the same.

Notary Public

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PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B:E

Lot 12

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
	) ss.	Hollie Anne Schilleman
COUNTY OF)	

On the date first above written personally appeared before me, Hollie Anne Schilleman, a single woman, the signer of the within and foregoing instrument, who duly acknowledged to me that she executed the same.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Exhibit "A"

Warranty Deed
(NON-PROFIT CORPORATION)
Davis County

Tax ID. 11-505-0013
PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:500B

Canyon Creek Estates Owners Association, Inc., a Utah Nonprofit Corporation, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property situate in Parcel A, Canyon Creek Estates Subdivision, according to the official plat thereof, recorded May 17, 2002, as Entry No. 1754446 in Book 3046 at Page 751 in the office of the Davis County Recorder, situate in the NW1/4 SW1/4 of Section 24, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said Parcel A; and running thence N.85°14'21"E. 20.84 feet along the northerly boundary line of said Parcel A to the northeasterly corner of said Parcel A; thence S.30°23'00"E. 121.77 feet along said easterly boundary line to a point 363.93 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1244+24.62; thence S.01°54'07"E. 60.90 feet to the southwesterly boundary line of said Parcel A at a point 362.90 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1243+60.15; thence along said southwesterly boundary line the following three (3) courses and distances: (1) N.30°23'00"W. 147.34 feet to a point of curvature of a curve to the right with a radius of 71.00 feet; (2) thence northerly along said curve with an arc length of 34.76 feet, chord bears N.16°24'47"W. 34.42 feet;