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BK 7621 PG 290

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/21/2020 9:08:00 AM
FEE \$40.00 Pgs: 5
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
Harold Mark Johnson
895 North 240 East
Kaysville, UT 84037



File No.: 134662-KAC

WARRANTY DEED

Harold Mark Johnson, Carol Lynne Mussman and Patricia Ruth Kennington, Successor Trustees of the Marital Trust of The S. Mark Johnson and Barbara R. Johnson Family Revocable Trust dated October 31, 2007

GRANTOR(S) of Davis County, State of Utah, hereby Conveys and Warrants to

Harold Mark Johnson and Carol Lynne Mussman and Patricia Ruth Kennington, as Tenants in Common

GRANTEE(S) of Davis County, 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.: 12-103-0070 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances..

Dated this OCTOBER 13th 20, 2020.

Marital Trust of The S. Mark Johnson and
Barbara R. Johnson Family Revocable Trust

BY: [Signature]
Harold Mark Johnson
Successor Trustee

BY: [Signature]
Carol Lynne Mussman
Successor Trustee

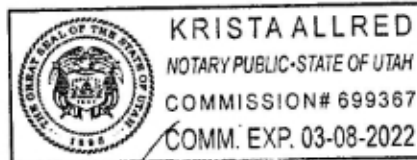
BY: [Signature]
Patricia Ruth Kennington
Successor Trustee

STATE OF UTAH

COUNTY OF DAVIS

On the OCTOBER 20th, 2020, personally appeared before me Harold Mark Johnson and Patricia Ruth Kennington, Successor Trustees of the Marital Trust of The S. Mark Johnson and Barbara R. Johnson Family Revocable Trust dated October 31, 2007, the signers of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

[Signature]
Notary Public



STATE OF CALIFORNIA

COUNTY OF _____

On the _____, personally appeared before me Carol Lynne Mussman, Successor Trustee(s) of the Marital Trust of The S. Mark Johnson and Barbara R. Johnson Family Revocable Trust dated October 31, 2007, the signer(s) of the within instrument, who duly acknowledged to me that she executed the same pursuant to and in accordance with the powers vested in her by the terms of said Trust Agreement.

Notary Public

See Attached.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

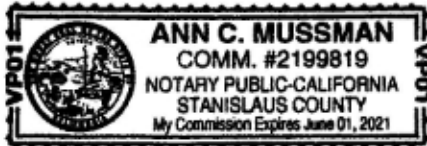
On 10/13/2020 before me, Ann C. Mussman, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared CAROL Lynne Mussman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Ann C. Mussman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 10/13/2020 Number of Pages: 5 (with this page)
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT A

UDOT PARCEL NO. R199:543:S:

A tract of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Northeast quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said tract of land are described as follows:

Beginning at the Northwest corner of said entire tract, which point is 1881.00 feet West along the Section line and 485.88 feet South from the Northeast corner of said Section 21; and running thence East 169.49 feet along the Northerly boundary line of said entire tract to the Westerly highway right of way and no-access line of SR-67 of said Project at a point of curvature of a non-tangent curve to the left with a radius of 3050.00 feet; thence along said Westerly highway right of way and no-access line the following three (3) courses and distances: (1) Southerly along said curve with an arc length of 185.03 feet, chord bears South 18°13'23" East 185.00 feet; (2) thence South 79°32'42" East 29.03 feet to a point of curvature of a non-tangent curve to the left with a radius of 3025.00 feet; (3) thence Southeasterly along said curve with an arc length of 332.34 feet, chord bears South 23°23'12" East 332.17 feet to the Southerly boundary line of said entire tract; thence West 387.75 feet along said Southerly boundary line to the Southwest corner of said entire tract; thence North 485.88 feet along the Westerly boundary line of said entire tract 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.

(Note: Rotate above bearings 00°39'55" clockwise to equal Highway bearings)

UDOT PARCEL NO. R199:543:A:

A parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Northeast quarter and the Northeast quarter of the Northeast quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project NO. S-R199(229). The boundaries of said parcel of land are described as follows:

Beginning in the Northerly boundary line of said entire tract, at a point 150.00 feet radially distant Easterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1679+76.49, which point is 1881.00 feet West along the section line and 485.88 feet South and 483.86 feet East from the Northeast corner of said Section 21 at the point of curvature of a non-tangent curve to the left with a radius of 2750.00 feet; and running thence Southerly along said curve with an arc length of 171.86 feet, concentric with said right of way control line, chord bears South 20°08'04" East 171.83 feet to a point 150.00 feet radially distant Easterly from the SR-67 right of way control line of said Project, opposite Engineers Station 1677+95.25; thence South 09°45'53" West 47.04 feet to a point of curvature of a non-tangent curve to the left with a radius of 2775.00 feet at a point 125.00 feet radially distant Easterly from the SR-67 right of way control line of said Project, opposite Engineers Station 1677+53.42; thence Southeasterly along said curve with an arc length of 309.53 feet, concentric with said right of way control line, chord bears South 25°56'48" East 309.37 feet to the Southerly boundary line of said entire tract at a point 125.00 feet radially distant Easterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1674+29.95; thence West 282.65 feet along said Southerly boundary line to a point of curvature of a non-tangent curve to the right with a radius of 3025.00 feet at a point 125.00 feet radially distant Westerly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1675+61.95; thence Northwesterly along said curve with an arc length of 332.34 feet, concentric with said right of way control line, chord bears North 23°23'12" West 332.17 feet to a point 125.00 feet radially distant Westerly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1678+80.56; thence North 79°32'42" West 29.03 feet to a point of curvature of a non-tangent curve to the right with a radius of 3050.00 feet at a point 150.00 feet radially distant Easterly from the SR-67 right of way control line of said Project, opposite Engineers Station 1678+94.65; thence Northerly along said curve with an arc length of 185.03 feet, concentric with said right of way control line, chord bears North 18°13'23" West 185.00 feet to the Northerly boundary line

of said entire tract at a point 150.00 feet radially distant Easterly from the SR-67 right of way control line of said Project, opposite Engineers Station 160+70.58; thence East 314.37 feet along said Northerly boundary 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.

(Note: Rotate above bearings 00°39'55" clockwise to equal Highway bearings)