

3195843
BK 7368 PG 2017

E 3195843 B 7368 P 2017-2019
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/15/2019 3:53:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR TITLE GUARANTEE

WHEN RECORDED, MAIL TO:

GRANTEE

784 S PARKWAY DRIVE

NSL, UT 84054

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

3030 INVESTMENTS, LLC

grantor(s)

of DAVIS COUNTY

State of **Utah**, hereby QUIT CLAIM(S) to

SUNSET DEVELOPMENT, LLC

grantee(s)

of DAVIS COUNTY

for the sum of ONE DOLLAR and other good and valuable consideration, the following described tract of land in DAVIS County, State of Utah, to-wit:

“SEE ATTACHED EXHIBIT “A”

Tax Serial No. 13-077-0189

WITNESS the hand(s) of said grantor(s), this 11th day of October, 2019

ACCOMMODATION RECORDING ONLY,
TITLE GUARANTEE MAKES NO REPRESENTATION
AS TO CONDITION OF TITLE. NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCY
OR EFFECTS OF DOCUMENT.

Signed in the presence of



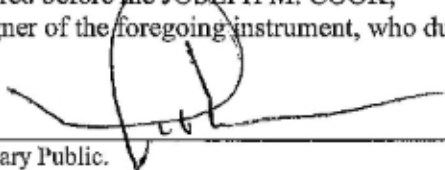
JOSEPH M. COOK, MANAGER OF 3030
INVESTMENTS LLC

STATE OF UTAH

COUNTY OF SALT LAKE

} ss.

On the **11th day of October, 2019**, personally appeared before me **JOSEPH M. COOK**,
MANAGER OF 3030 INVESTMENTS LLC, the signer of the foregoing instrument, who duly
acknowledged to me that he executed the same.



Notary Public.

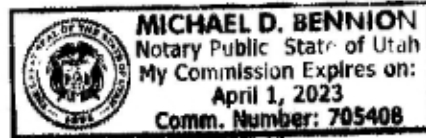


EXHIBIT "A"

SURVEYED DESCRIPTION:

BEGINNING AT A POINT ON THE WEST LINE OF HIGHWAY 126, SAID POINT BEING LOCATED SOUTH 0°02'19" WEST 1085.50 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 89°57'41" WEST 50.00 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°57'41" WEST 445.86 FEET TO THE EAST LINE OF EVE'S GARDEN NO. 5 SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTH 0°02'19" WEST 23.75 FEET ALONG SAID EAST LINE; THENCE SOUTH 89°57'41" EAST 105.00 FEET; THENCE SOUTH 0°02'19" WEST 139.50 FEET; THENCE SOUTH 89°57'41" EAST 65.00 FEET; THENCE SOUTH 0°02'19" WEST 8.64 FEET; THENCE SOUTH 89°57'41" EAST 275.86 FEET TO SAID WEST LINE OF HIGHWAY 126; THENCE NORTH 0°02'19" EAST 166.89 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING

HISTORICALLY DESCRIBED AS:

BEGINNING 65 RODS SOUTH AND 50 FEET WEST OF THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; THENCE WEST 390 FEET; THENCE SOUTH 14.50 FEET; THENCE WEST 58.25 FEET TO THE EAST LINE OF EVES GARDEN #5; THENCE SOUTH 00°02' EAST 150.5 FEET; THENCE EAST 448.25 FEET TO THE WEST LINE OF A HIGHWAY; THENCE NORTH 165 FEET TO BEGINNING.

EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED PROPERTY INCLUDED WITHIN THE FOLLOWING: A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 89°56'08" WEST 498.25 FEET AND NORTH 00°02' WEST 1269.65 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 28, EVES GARDEN SUBDIVISION NO. 5; AND RUNNING THENCE NORTH 00°02' WEST 277.49 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO A POINT WHICH IS 1107 FEET SOUTH FROM THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 89°58' EAST 105.00 FEET; THENCE SOUTH 00°02' EAST 137.49 FEET; THENCE NORTH 89°58' EAST 65 FEET; THENCE SOUTH 00°02' EAST 140 FEET; THENCE SOUTH 89°58' WEST 170.0 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING: BEGINNING 1085.5 FEET SOUTH FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; THENCE WEST 26 2/3 RODS; THENCE NORTH 6 RODS; THENCE EAST 26 2/3 RODS; THENCE SOUTH 6 RODS TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE TERMS AND CONDITION OF BOUNDARY LINE AGREEMENT BY AND BETWEEN LEX C. MCCORMICK, BEVERLY E. MCCORMICK AND MICHAEL J. POLLOCK RECORDED APRIL 19, 2018 AS ENTRY NO. 3088503 IN BOOK 6997 AT PAGE 1073 PARTICULARLY DESCRIBED AS:

SOUTH LINE (SURVEYED LINE) DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF HIGHWAY 126, SAID POINT BEING LOCATED SOUTH 0°02'19" WEST 1085.50 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 89°57'41" WEST 50.00 FEET AND SOUTH 0°02'19" WEST 166.89 FEET ALONG SAID WEST LINE FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°57'41" WEST 275.86 FEET TO THE WEST LINE OF THE POLLOCK PROPERTY.