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BK 7177 PG 623

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/11/2019 12:47:00 PM  
FEE \$12.00 Pgs: 2  
DEP eCASH REC'D FOR TITLE GUARANTEE

**WHEN RECORDED RETURN TO:**

**Name:** GRANTEE  
**Address:** 784 PARKWAY DRIVE  
NORTH SALT LAKE, UT 84054

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## WARRANTY DEED

3030 INVESTMENTS, LLC

**GRANTOR**

of **DAVIS** County and State of UTAH, hereby CONVEY(S) AND WARRANTS to:

FALCON HILL DEVELOPMENT, LLC

**GRANTEE**

of **DAVIS**, County and State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in **DAVIS** County and State of UTAH described as follows:

**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.**

**Tax Serial No. 13-077-0108**

also known by street and number of: 2103 NORTH MAIN STREET, SUNSET, UTAH 84015.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2018 and thereafter.

**IN WITNESS WHEREOF**, the hand of said grantor, this

**File Number:** 61156 AMD 2

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.



JOSEPH M. COOK, MANAGER OF 3030  
INVESTMENTS, LLC

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF DAVIS            )

On this 1/9/18, personally appeared before me JOSEPH M. COOK, MANAGER OF 3030 INVESTMENTS, LLC, the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

 **ASHLEE REEDER**  
NOTARY PUBLIC - STATE OF UTAH  
My Comm. Exp. 08/27/2019  
Commission # 684706

SEND TAX NOTICE TO:

GRANTEE  
784 S Parkway Drive  
NSL, UT 84054

Space Above This Line for Recorder's Use

## QUIT CLAIM DEED

**Sunset Development, LLC** grantor(s)

of Davis COUNTY, State of Utah, hereby QUIT CLAIM(S) to

**Falcon Hill Development, LLC** grantee(s)

of Davis COUNTY, State of Utah.

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"

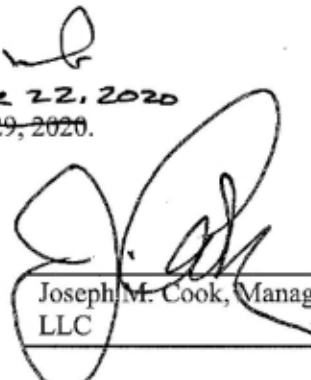
Situated in Davis County, State of Utah.

Tax Serial No. 13-077-0189

WITNESS the hand(s) of said grantor(s), this ~~May 29, 2020~~ <sup>June 22, 2020</sup>

Signed in the presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Joseph M. Cook, Manager of Sunset Development  
LLC  
\_\_\_\_\_

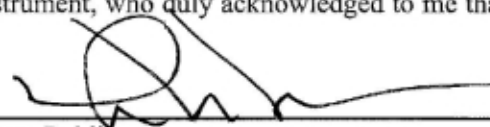
STATE OF UTAH

ss.

COUNTY OF WEBER

*June 22,*

On ~~May 22, 2020~~, personally appeared before me Joseph M. Cook, Manager of Sunset Development LLC, the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
Notary Public.

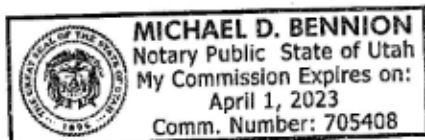


EXHIBIT "A"

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 3.64 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.