2271236

When Recorded Mail To: Layton City Corporation BK 4284 PG 168

E 2271236 B 4284 P 168-170 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 5/16/2007 8:50:00 AM

FEE \$17.00 Pgs: 3

DEP eCASH REC'D FOR BONNEYILLE SUPERIOR TITLE CO Space above this line for Recorder's use

Warranty Deed

Island View Ridge Development, Inc., a Utah Corporation, GRANTOR(S)

hereby CONVEYS AND WARRANTS TO

Layton City Corporation, GRANTEE(S)

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Davis County, State of Utah, to-wit:

See "Exhibit A" attached hereto

12-111-0130 12-111-0132

Tax ID No. 12-111-0118 and 12-111-0117

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

WITNESS the hand of said Grantor(s) this with day of May, 2007

Approved and Accepted by Layton City Corporation

BY: Alex Rr Jensen Loytol City Monager Island View Ridge Development, Inc., a Utah Corporation

By: Jerry Proston
Its: Vice President

State of Utah

}ss.

County of Davis

On the ______day of May, 2007 personally appeared before me, Jerry Preston, who being by me duly sworn, did say, that such person(s) is/are the Vice President of Island View Ridge Development, Inc., a Utah Corporation, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its By-Laws or by a resolution of its board of directors and that said Jerry Preston acknowledged to me that the said corporation executed the same.

Witness my hand and official seal.

Notary Publi

NOBALEE W RHOADES
NOTARY PUBLIC - STATE OF UTAH
1518 N Woodland Park Dr
LAYTON, UT RADA1

LAYTON, UT 84041 COMM. EXP. 08-14-2010

Attest '

City Recorder

TATE OF

Exhibit A LEGAL DESCRIPTION

Parcel 1: (East of Arterial)

Beginning at a point on the North Right of Way line of Bluff Road, a future street, said point being South 89°53'55 East 1322.27 Feet along the section line and South 00°12'31" West a distance of 33.00 feet to a point on the South Right of Way line of Gentile Street and South 00°12'31" West a distance of 1654. If feet along the East line of the Island View Ridge Subdivision to a point on the North Right of Way line of Bluff Road, a future street, from the North Quarter corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running; thence South 00°12'31" West a distance of 62.57 feet along said East Subdivision line to a point on the South line of said subdivision; thence North 72°43'51" West a distance of 152.45 feet along said South Subdivision line to a point on the South right of way line of said future Bluff road; thence North 61°52'35" West a distance of 637.21 feet along said South right of way line to a point of intersection with the centerline of an arterial street extended to said South right of way line; thence North 28°30'00" East a distance of 84.00 feet along said centerline extended to a point of intersection of said North right of way and said centerline extended; thence South 61°52'35" East a distance of 757.09 feet along said North Right of way line to the point of beginning for this description.

Parcel 2: (West of Arerial)

Beginning at a point on the South Right of way line of Bluff Road, a future Street, said point being South 89°53'55" East 1322.27 feet along the Section line and South 00°12'31" West a distance of 33.00 feet to a point on the South Right of Way line of Gentile Street and South 00°12'31" West 1717.38 feet to the Southeast corner of the Island View Ridge Subdivision, and North 72°43'51" West a 152.45 feet along said South Subdivision line to a point on the South right of way line of Bluff Road, a future street, and North 61°52'35" West 637.21 feet along said south right of way line to a point of intersection with the centerline of and an Arterial street extended to said South right of way line. From the North Quarter corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running: thence along said South Right of way line the following three (3) calls: North 61°52'35" West a distance of 154.96 feet; 117.77 feet along a curve with a 708.00 foot radius to the right (long chord of which bears North 66°38'30" West a distance of 117.63 feet) with a tangent of 59.02 feet and a Delta of 9°31'49", North 71°24'24" West a Distance of 388.41 feet to a point on the West line of said Island View Ridge Subdivision; thence North 00°13'06" East a distance of 88.51 feet along said West line to a point on the North Right of Way Line of said future Bluff Road; thence South 71°24'24" East a distance of 299.78 feet along said North Right of way line to a point on the North line of the Bone property; thence South-60°40'00" East a distance of 401.39 feet along said North property line to a point on the centerline of and Arterial Street extended; thence South 28°30'00" West a distance of 45.30 feet along said centerline to the point of beginning for this description.

Parcel 3:

Beginning at a point on the South Right of way line of Bluff Road, a future street, said point being South 89°53'55" East 1322.27 feet along the Section line and South 00°12'31" West a distance of 33.00 feet to a point on the South Right of Way line of Gentile Street and South 00°12'31" West 1717.38 feet to the Southeast Corner of the Island View Ridge Subdivision, and North 72°43'51" West a distance of 1383.38 feet along the South line of said subdivision thence North 00°13'06" East a distance of 266.99 feet to the point of beginning; from the North Quarter corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running: thence North 00°13'06" West a distance of 63.94 feet; thence South 60°40'02" East a distance of 325.64 feet; thence North 71°24'24" West a distance of 299.78 to the point of beginning.

Beginning at a point on the South Boundary line of the Island View Ridge Subdivision, said point being South 89°53'55" East 1322.27 feet along the Section line and South 00°12'31" West a distance of 33.00 feet to a point on the South Right of way line of Gentile Street and South 00°12'31" West 1717.38 feet to the Southeast corner of the Island View Ridge Subdivision, and North 72°43'51" West a distance of 628.38 feet along said South Subdivision line to the point of beginning, from the North Quarter corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running, thence along said South subdivision line North 72°43'51" West 755.00 feet to the Southwest corner of said subdivision; thence along the West line of said subdivision North 00°13'06" East 178.47 feet to a point on the South Right of Way line of Bluff Road, a future street; thence along said South Right of way line the following three(3) courses: (1) South 71°24'24" East 388.41 feet to a point on a 708.00 foot radius curve to the right; (2) along the arc of said curve 117.76 feet through a central angle of 09°31'49" (chord bears South 66°38'30" East 117.63 feet); (3) South 61°52'35" East 276.85 feet; thence South 101.62 feet to the point of beginning.