

3184720  
BK 7340 PG 751

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

## Warranty Deed

(TRUSTEE)

Davis County

Tax ID. No. 11-037-0029

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:431

114926-5CP

Steven S. Talbot and Elaine B. Talbot, Trustees of the Talbot Revocable Living Trust, dated February 19, 2008, Grantor, of Kaysville, County of Davis, State of Utah, 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 the NW1/4 SW1/4 of Section 25, 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 intersection of the southerly boundary line of said entire tract and the existing easterly right of way line of a frontage road, which point is 223.91 feet (Record 161.60 feet) S.89°46'00"E. along the Section line and 2950.77 feet (Record 2959.70 feet) S.00°26'00"E. and 99.90 feet N.82°40'00"E. from the Northwest corner of said Section 25; and running thence N.00°26'00"W. 110.00 feet along said existing easterly frontage road right of way line to the northerly boundary line of said entire tract; thence N.82°40'00"E. 17.47 feet along said northerly boundary line to a point 146.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1195+16.64; thence S.00°26'48"E. 110.00 feet parallel with said right of way control line to the southerly boundary line of said entire tract at a point 146.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1194+06.64; thence S.82°40'00"W. 17.50 feet along said southerly 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.

The above described parcel of land contains 1,909 square feet in area or 0.044 acre.

(Note: Rotate above bearings 00°14'18" clockwise to equal Highway bearings)

WITNESS, the hand of said Grantor, this 4<sup>th</sup> day of SEPTEMBER, A.D. 20 19.

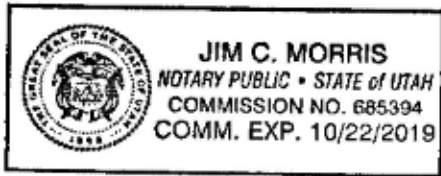
STATE OF UTAH )  
 ) ss.  
COUNTY OF DAVIS )

Revocable  
The Talbot Living Trust,  
dated February 19, 2008  
Steven S. Talbot TRUSTEE  
Steven S. Talbot, Trustee

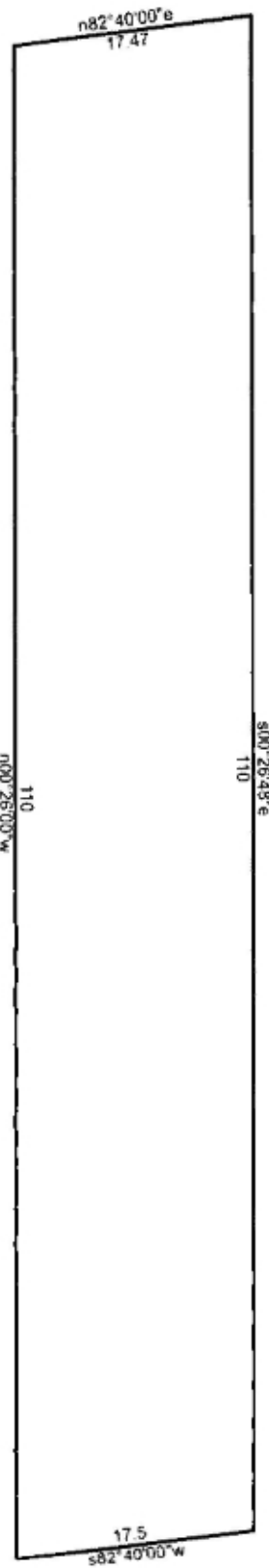
Elaine B. Talbot trustee  
Elaine B. Talbot, Trustee

On the date first above written personally appeared before me, Steven S. Talbot and Elaine B. Talbot, Trustees of the Talbot Revocable Living Trust, dated February 19, 2008, 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.

Jim C. Morris  
Notary Public



3184720  
BK 7340 PG 753



13821\_S-0089(406)398\_13P\_431\_DeedPlot

5/20/2019

Scale: 1 inch= 13 feet

File: 13821\_S-0089(406)398\_13P\_431\_DeedPlot.ndp

Tract 1: 0.0438 Acres (1909 Sq. Feet), Closure: n48.5108e 0.01 ft. (1/46176), Perimeter=255 ft.

- 01 n00.2600w 110
- 02 n82.4000e 17.47
- 03 s00.2648e 110
- 04 s82.4000w 17.5