

WHEN RECORDED MAIL TO:
COBOCO, LLC
7090 Pinecrest Dr.
Park City, UT 84098

2816012
BK 6071 PG 1027

E 2816012 B 6071 P 1027-1028
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/31/2014 2:49:00 PM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR INWEST TITLE SERVICES INC

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 207552
MAIL TAX NOTICE TO: COBOCO, LLC, 7090 Pinecrest Dr., Park City, UT 84098

WARRANTY DEED

BONNIE JEAN DAWSON

GRANTOR(S)

OF OGDEN, COUNTY OF WEBER, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

COBOCO, LLC

GRANTEE(S)

OF PARK CITY, COUNTY OF SUMMIT, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN DAVIS COUNTY,
STATE OF UT:

(09-086-0093)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES
FOR THE YEAR 2014 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 30 DAY OF July, 2014.

SIGNED IN THE PRESENCE OF

)
{ Bonnie Jean Dawson
)
(BONNIE JEAN DAWSON

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

ON July 30, 2014, PERSONALLY APPEARED BEFORE ME, BONNIE JEAN DAWSON, THE SIGNER(S) OF THE
WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME.

Raynee M Parker
NOTARY PUBLIC



INWEST TITLE SERVICES, INC.
920 EAST CHAMBERS ST. #10
SOUTH OGDEN UT 84403

EXHIBIT "A"

PARCEL 1: (09-086-0093)

BEGINNING ON THE WESTERLY LINE OF A HIGHWAY AT A POINT 1520 FEET SOUTH AND 45 FEET, MORE OR LESS, WEST FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE WEST 90 FEET; THENCE SOUTH $63^{\circ}57'31''$ WEST 158.75 FEET TO A POINT ON A 125 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = $34^{\circ}53'10''$); THENCE SOUTHWESTERLY ALONG SAID CURVE 76.11 FEET TO THE POINT OF TANGENCY WITH A 425 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = $2^{\circ}39'30''$); THENCE ALONG THE ARC OF SAID CURVE 19.72 FEET TO THE NORTHERLY LINE OF COTTONWOOD SUBDIVISION UNIT 1; THENCE SOUTH $48^{\circ}30'47''$ EAST 74.20 FEET; THENCE SOUTH $0^{\circ}06'40''$ EAST 0.50 FEET; THENCE EAST 219.24 FEET, MORE OR LESS; THENCE NORTH $1^{\circ}29'$ EAST 200.07 FEET TO THE POINT OF BEGINNING.

SITUATE IN DAVIS COUNTY, STATE OF UTAH.

PARCEL 2: (09-086-0064)

BEGINNING AT A POINT NORTH $0^{\circ}06'40''$ WEST ALONG THE SECTION LINE 686.66 FEET AND SOUTH $89^{\circ}53'20''$ WEST 81.60 FEET AND NORTH $1^{\circ}42'30''$ EAST 50.03 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH $2^{\circ}24'30''$ EAST 182.54 FEET, MORE OR LESS, ALONG THE WESTERLY LINE OF A FRONTAGE ROAD; THENCE WEST 192.57 FEET TO THE EAST LINE OF COTTONWOOD SUBDIVISION UNIT 1; THENCE SOUTH $0^{\circ}06'40''$ EAST 129.50 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF A STREET; THENCE 12.47 FEET ALONG THE ARC OF A 325 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS SOUTH $57^{\circ}31'33''$ EAST 12.47 FEET; THENCE 161.68 FEET ALONG THE ARC OF A 275 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS SOUTH $73^{\circ}16'03''$ EAST 159.36 FEET; THENCE NORTH $89^{\circ}53'20''$ EAST 29.30 FEET TO THE POINT OF BEGINNING.

SITUATE IN DAVIS COUNTY, STATE OF UTAH.