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BK 7638 PG 3301

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/16/2020 2:42:00 PM
FEE \$40.00 Pgs: 5
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:
First American Title Insurance Company
1795 E Legend Hills Drive, Ste 100
Clearfield, UT 84015
(801)825-1313

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Bountiful 1065, LLC
665 South 800 East
Bountiful, UT 84010

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **14253-6090959 (lv)**
A.P.N.: **10-091-0083**, **10-091-0069**, **10-091-0069**,
10-091-0070, **10-091-0076**

Morgan Brothers, L.L.C., a Utah limited Partnership as to **Parcels 1, 3, 4 and Morgan Family Holdings, LLC** as to **Parcel 2**, Grantor, of **Layton, Davis County, State of UT**, hereby CONVEY AND WARRANT to

Bountiful 1065, LLC, Grantee, of **Bountiful, Davis County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis County, State of Utah**:

PARCEL 1:

BEGINNING AT A POINT SOUTH 89° 19' EAST 833.76 FEET ALONG THE SECTION LINE AND NORTH 2°29'33" WEST 254.66 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 2°29'33" WEST 210.20 FEET; THENCE NORTH 84°26' EAST 208.29 FEET; THENCE SOUTH 4°45' EAST 201.13 FEET; THENCE SOUTH 85°04' WEST 108.59 FEET TO THE CENTER LINE OF THE DESCRIBED RIGHT OF WAY; THENCE SOUTHERLY ALONG THE ARC OF A 478.36 FOOT RADIUS CURVE TO THE RIGHT ALONG SAID CENTER LINE 10.04 FEET; THENCE SOUTH 84°26' WEST 107.14 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A RIGHT OF WAY 25.0 FEET WIDE, 12.5 FEET ON EACH SIDE OF THE CENTERLINE, AS DISCLOSED BY WARRANTY DEED RECORDED AUGUST 21, 1986 AS ENTRY NO. 749192 IN BOOK 1107 AT PAGE 747 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF A STREET AT A POINT SOUTH 89° 19' EAST 833.76

FEET ALONG THE SECTION LINE AND NORTH 2°29'33" WEST 33.05 FEET TO THE NORTH LINE OF SAID STREET AND SOUTH 89°19' EAST 108.44 FEET ALONG THE NORTH LINE OF SAID STREET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21, AND RUNNING THENCE NORTH 3°48' WEST 168.92 FEET TO THE POINT OF TANGENCY WITH A 464.11 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 49.95 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY WITH A 478.36 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 49.96 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 3°37' WEST 583.54 FEET.

PARCEL 2:

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE NORTH LINE OF GENTILE STREET WHICH IS SOUTH 89°19' EAST 833.76 FEET ALONG THE SECTION LINE AND NORTH 2°29'33" WEST 33.05 FEET TO THE NORTH LINE OF GENTILE STREET AND SOUTH 89° 19' EAST 108.44 FEET ALONG SAID NORTH LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE NORTH 3°48' WEST 168.92 FEET, THENCE NORTHERLY ALONG THE ARC OF A 464.11 FOOT RADIUS CURVE TO THE RIGHT 49.95 FEET; THENCE NORTHERLY ALONG THE ARC OF A 478.36 FOOT RADIUS CURVE TO THE LEFT 24.65 FEET, THENCE NORTH 85°04' EAST 108.59 FEET, THENCE SOUTH 4°45' EAST 95.28 FEET; THENCE WEST 46.57 FEET, THENCE SOUTH 3°48' EAST 26.00 FEET, THENCE WEST 56.00 FEET, THENCE SOUTH 3°48' EAST 132.00 FEET TO THE NORTH LINE OF GENTILE STREET, THENCE NORTH 89°19' WEST 12.54 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

A RIGHT OF WAY 25.0 FEET WIDE, 12.5 FEET ON EACH SIDE OF THE CENTERLINE, AS DISCLOSED BY QUIT-CLAIM DEED RECORDED OCTOBER 31, 2008 AS ENTRY NO. 2402250 IN BOOK 4648 AT PAGE 875 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF GENTILE STREET WHICH IS SOUTH 89° 19' EAST 833.76 FEET ALONG THE SECTION LINE, NORTH 2°29'33" WEST 33.05 FEET TO THE NORTH LINE OF GENTILE STREET, AND SOUTH 89° 19' EAST 108.44 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21, AND RUNNING THENCE NORTH 3°48' WEST 168.92 FEET, THENCE NORTHERLY ALONG THE ARC OF A 464.11 FOOT RADIUS CURVE TO THE RIGHT 49.95 FEET, THENCE NORTHERLY ALONG THE ARC OF A 478.36 FOOT RADIUS CURVE TO THE LEFT 49.96 FEET, THENCE NORTH 3°37' WEST 583.54 FEET.

PARCEL 2B:

A 26 FOOT RIGHT OF WAY FOR INGRESS, EGRESS, AND UTILITY LINES, AS DISCLOSED BY QUIT-CLAIM DEED RECORDED OCTOBER 31, 2008 AS ENTRY NO. 2402250 IN BOOK 4648 AT PAGE 875 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF GENTILE STREET WHICH BEARS SOUTH 89°19'00" EAST 833.76 FEET ALONG THE SECTION LINE, NORTH 02°29'33" WEST 33.05 FEET TO THE NORTH LINE OF SAID GENTILE STREET, AND SOUTH 89°19'00" EAST 94.77 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 06°35'42" WEST 80.30 FEET; THENCE NORTH 01°10'03" WEST 87.32 FEET; THENCE NORTH 84°26'00"

EAST 26.08 FEET; THENCE SOUTH 01°10'03" EAST 88.14 FEET; THENCE SOUTH 06°35'42" EAST 82.34 FEET TO THE NORTH LINE OF GENTILE STREET; THENCE NORTH 89°19'00" WEST 26.21 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT SOUTH 89° 19' EAST 833.76 FEET ALONG THE SECTION LINE AND NORTH 2°29'33" WEST 254.66 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 2°29'33" EAST 64.35 FEET; THENCE NORTH 84°26' EAST 104.57 FEET TO THE CENTER LINE OF THE HEREIN DESCRIBED RIGHT OF WAY; THENCE NORTHERLY 49.95 FEET ALONG THE ARC OF A 464.11 FOOT CURVE TO THE RIGHT ALONG THE CENTER OF SAID RIGHT OF WAY; THENCE NORTHERLY 14.61 FEET ALONG THE EAST ARC OF A 478.36 FOOT RADIUS CURVE TO THE LEFT ALONG THE CENTER LINE OF SAID RIGHT OF WAY TO A POINT NORTH 84°26' EAST OF THE POINT OF BEGINNING; THENCE SOUTH 84°26' WEST 107.14 FEET TO THE POINT OF BEGINNING.

PARCEL 3A:

A RIGHT OF WAY 25.0 FEET WIDE, 12.5 FEET ON EACH SIDE OF THE CENTERLINE, AS DISCLOSED BY WARRANTY DEED RECORDED AUGUST 21, 1986 AS ENTRY NO. 749192 IN BOOK 1107 AT PAGE 747 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF A STREET AT A POINT SOUTH 89° 19' EAST 833.76 FEET ALONG THE SECTION LINE AND NORTH 2°29'33" WEST 33.05 FEET TO THE NORTH LINE OF SAID STREET AND SOUTH 89° 19' EAST 108.44 FEET ALONG THE NORTH LINE OF SAID STREET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21, AND RUNNING THENCE NORTH 3°48' WEST 168.92 FEET TO THE POINT OF TANGENCY WITH A 464.11 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 49.95 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY WITH A 478.36 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 49.96 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 3°37' WEST 583.54 FEET.

PARCEL 4:

BEGINNING AT A POINT SOUTH 89°19' EAST 833.76 FEET ALONG THE SECTION LINE AND NORTH 2°29'33" WEST 464.86 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF LAYTON, AND RUNNING THENCE NORTH 2°29'33" WEST 381.2 FEET, MORE OR LESS, TO A POINT 851.16 FEET NORTH OF THE NORTH LINE OF GENTILE STREET; THENCE SOUTH 89°29' EAST 194.07 FEET; THENCE SOUTH 4°45' EAST 360.12 FEET TO A POINT NORTH 84°26' EAST OF THE POINT OF BEGINNING; THENCE SOUTH 84°26' WEST 208.29 FEET TO THE POINT OF BEGINNING.

PARCEL 4A:

A RIGHT OF WAY 25.0 FEET WIDE, 12.5 FEET ON EACH SIDE OF THE CENTERLINE, AS DISCLOSED BY WARRANTY DEED RECORDED AUGUST 08, 2002 AS ENTRY NO. 1776291 IN BOOK 3100 AT PAGE 554 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF A STREET AT A POINT SOUTH 89°19' EAST 833.76 FEET

ALONG THE SECTION LINE AND NORTH 2°29'33" WEST 33.05 FEET TO THE NORTH LINE OF SAID STREET AND SOUTH 89°19' EAST 108.44 FEET ALONG THE NORTH LINE OF SAID STREET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21; AND RUNNING THENCE NORTH 3°48' WEST 168.93 FEET TO THE POINT OF TANGENCY WITH A 464.11 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 49.95 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY WITH A 478.36 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 49.96 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 3°37' WEST 583.54 FEET.

PARCEL 4B:

A 30 FOOT RIGHT OF WAY FOR VEHICULAR AND PEDESTRIAN TRAFFIC TO AND FROM FORT LANE STREET, AS DISCLOSED BY WARRANTY DEED RECORDED AUGUST 08, 2002 AS ENTRY NO. 1776291 IN BOOK 3100 AT PAGE 554 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: :

BEGINNING AT A POINT NORTH 28.16 FEET AND EAST 486.08 FEET AND SOUTH 89°19' EAST ALONG THE NORTH LINE OF A STREET 346.20 FEET TO AN OLD FENCE LINE AND NORTH 2°29'33" WEST ALONG SAID OLD FENCE LINE 821.97 FEET FROM THE SOUTH WEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, AND RUNNING THENCE NORTH 89°19' WEST 101.0 FEET; THENCE NORTH 84°13'47" WEST 13.37 FEET; THENCE NORTH 89°06'54" WEST APPROXIMATELY 185.80 FEET TO A POINT ON THE EAST LINE OF FORT LANE; THENCE NORTH 0°36'32" EAST ALONG SAID EAST LINE OF FORT LANE 30.0 FEET; THENCE SOUTH 89°06'54" EAST ALONG AN OLD FENCE LINE 185.80 FEET; THENCE SOUTH 84°13'47" EAST ALONG SAID FENCE LINE 13.37 FEET; THENCE SOUTH 89°19' EAST ALONG SAID FENCE LINE 101.0 FEET; THENCE SOUTH 2°29'33" EAST 30.0 FEET TO THE POINT OF BEGINNING.

PARCEL 4C:

A RIGHT OF WAY FOR INGRESS AND EGRESS, AS DISCLOSED BY WARRANTY DEED RECORDED AUGUST 08, 2002 AS ENTRY NO. 1776291 IN BOOK 3100 AT PAGE 554 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: :

BEGINNING AT A POINT ON THE EAST LINE OF FORT LANE STREET, SAID POINT ALSO BEING NORTH 507.92 FEET AND EAST 490.54 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, AND RUNNING THENCE NORTH 00°36'32" EAST 32.0 FEET ALONG SAID EAST LINE; THENCE SOUTH 89°19' EAST 318.47 FEET TO AN OLD FENCE LINE; THENCE SOUTH 2°29'33" EAST 32.05 FEET ALONG SAID FENCE LINE; THENCE NORTH 89°19' WEST 320.202 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 16, 2020.**

Morgan Brothers LLC

By: _____

Name: Joseph R. Morgan
Title: Managing Member

Morgan Family Holdings LLC

By: _____

Name: Joseph R. Morgan
Title: Managing Member

STATE OF Utah)
County of DeW) ss.

On 11/16/2020, before me, the undersigned Notary Public, personally appeared **Joseph R. Morgan, Managing Member of Morgan Brothers LLC and Joseph R. Morgan, Managing Member of Morgan Family Holdings LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 12/8/22

[Signature]
Notary Public

