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*Books 16, 17, Woodland #2*

105326

E 1984347 B 3533 P 1497  
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER  
2004 MAY 5 4:46 PM FEE 18.00 DEP MJW  
REC'D FOR TITLE WEST TITLE COMPANY

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
DOUGLAS DVORAK  
2890 OCEAN FRONT  
LAGUNA BEACH, CA 92651

**WARRANTY DEED**

**WINEGAR'S LTD, a Utah Family Limited Partnership,**

Grantor,

Grantor, organized and existing under the laws of the State of Utah with it's principal office at 574 WEST 3400 SOUTH, BOUNTIFUL, County of DAVIS, State of UT hereby CONVEYS and WARRANTS to

**DOUGLAS DVORAK AND WENDI DVORAK, husband and wife, as joint tenants, with full rights of survivorship,**

Grantee,

of LAGUNA BEACH, State of CALIFORNIA, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in DAVIS county, State of UT, to-wit

See Attached Exhibit "A"

01-061-0067

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2004 taxes and thereafter.

Witness the hand of said Grantor, this 4th day of May, 2004

Attest.

WINEGAR'S LTD, a Utah Family Limited Partnership

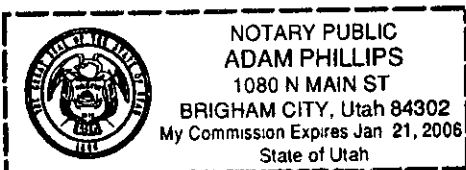
BY: \_\_\_\_\_

BY *Stuart Winegar*  
STUART WINEGAR, General Partner

STATE OF UTAH )  
 ) :ss  
COUNTY OF DAVIS )

On the 4th day of May, 2004, personally appeared before me STUART WINEGAR, who being duly sworn, did say that he is the GENERAL PARTNER of WINEGAR'S LTD, a Utah Family Limited Partnership, and that the foregoing instrument was signed in behalf of said partnership by authority of the Articles of said Partnership, and the said STUART WINEGAR acknowledged to me that the said Partnership executed the same.

*[Signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires. 1/21/06  
Residing at *Brigham City*



File No. 105326

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A part of Block 16, WOODLAND SUBDIVISION NO. 2, along with a portion of vacated Hillside Drive and being within the Northeast Quarter of Section 1, Township 1 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in North Salt Lake, DAVIS County, Utah:

Beginning at a point on the Southeasterly line of Orchard Drive as widened being 717.27 feet South  $0^{\circ}16'44''$  East along the section line, 706.3 feet South  $89^{\circ}46'05''$  West; 656.55 feet South  $39^{\circ}37'26''$  West along the original Southeasterly line of Orchard Drive; and 2.76 feet South  $89^{\circ}54'58''$  East from the Northeast corner of said Section 1; said point of beginning is also located 1220.36 feet South  $0^{\circ}16'44''$  East along the section line and 124.71 feet South  $89^{\circ}43'16''$  West from said Northeast corner of Section 1; and running thence South  $89^{\circ}54'58''$  East 158.35 feet to a point on the extension of the common edges of the existing buildings; thence along said extension and along the common edges of the existing buildings the following two courses. South  $0^{\circ}14'28''$  West 192.09 feet; and South  $89^{\circ}48'37''$  East 0.74 feet to the Easterly edge of an existing building; thence South  $0^{\circ}25'15''$  West 74.00 feet along said Easterly edge of the building and said building line extended Southerly to the South line of said Block 16; thence South  $89^{\circ}46'05''$  West 275.70 feet along said South line to the Southeasterly line of Orchard Drive; thence along said Southeasterly line the following two courses: Northeasterly along the arc of a 488.67 foot radius curve to the right a distance of 41.76 feet (Central Angle equals  $4^{\circ}53'48''$  and long chord bears North  $8^{\circ}26'01''$  East 41.75 feet; and Northeasterly along the arc of a 583.52 foot radius curve to the right a distance of 254.29 feet (Central Angle equals  $24^{\circ}58'08''$  and long chord bears North  $26^{\circ}18'49''$  East 252.29 feet to the point of beginning.

01-061-0067

Subject to an easement for building roof overhang described as follows:

Beginning at a point on the Easterly line of Grantor's property 68.62 feet North  $0^{\circ}25'15''$  East along said Easterly line from the Southeasterly corner thereof said point of beginning is also located 1418.84 feet South  $0^{\circ}16'44''$  East along the section line; and 967.43 feet South  $89^{\circ}43'16''$  West from the Northeast corner of said Section 1, and running thence North  $89^{\circ}37'05''$  West 6.01 feet; thence North  $0^{\circ}17'15''$  East 30.14 feet; thence South  $89^{\circ}42'45''$  East 5.27 feet to said Easterly line; thence along said Easterly line the following three courses: South  $0^{\circ}14'28''$  West 24.78 feet; South  $89^{\circ}48'37''$  East 0.74 feet; and South  $0^{\circ}25'15''$  West 5.38 feet to the point of beginning

Also subject to a 15 foot wide storm drain easement described as follows

A part of Blocks 16 and 17 of WOODLAND SUBDIVISION NO. 2 along with portions of Hillside Drive (3300 South) as it has been vacated within the Northeast Quarter of Section 1, Township 1 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in DAVIS County, Utah:

Beginning at a point on the Northwesterly line of Block 17 being 717.27 feet South  $0^{\circ}16'44''$  East along the section line; 706.3 feet South  $89^{\circ}46'05''$  West to the Southeasterly line of Orchard Drive; and 472.69 feet South  $39^{\circ}37'26''$  West along said Southeasterly line from the Northeast corner of said Section 1; and running thence South  $39^{\circ}37'26''$  West 78.86 feet along said Southeasterly line of Orchard Drive; thence South  $1^{\circ}19'17''$  West 347.71 feet to the North line of 3400 South Street at a point 174.15 feet South  $89^{\circ}46'05''$  West from the Southeasterly line of said Orchard Drive, thence North  $89^{\circ}46'05''$  East 338.26 feet along said North line; thence Northeasterly along the arc of a 20.00 foot radius curve to the left a distance of 26.36 feet (Central Angle equals  $75^{\circ}31'21''$  and long chord bears South  $52^{\circ}00'25''$  East 24.50 feet); thence South  $89^{\circ}46'05''$  West 342.22 feet along a line parallel to a being 15.00 feet perpendicularly distant Northerly from the North line of said 3400 South Street; thence North  $1^{\circ}19'17''$  East 321.18 feet, thence North  $26^{\circ}12'50''$  East 80.48 feet to the Southeasterly line of Orchard Drive and the point of beginning.

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**PARCEL 2:**

Together with an Access Easement for vehicle and pedestrian traffic over the existing parking lot on the following described property being Proposed Lot 2 of WINEGAR'S NORTH SALT LAKE SUBDIVISION more particularly described as follows:

A part of Blocks 16 and 17, WOODLAND SUBDIVISION NO. 2 along with a portion of vacated Hill Side Drive and Valley View Drive and being within Section 1, Township 1 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in North Salt Lake, DAVIS County, Utah:

Beginning at a point on the Southeasterly line of Orchard Drive as widened being 21.24 feet North  $39^{\circ}37'26''$  East and 2.84 feet South  $50^{\circ}22'34''$  East from a point of curve of a 50 foot radius curve at the Northwest corner of said Block 17 on the original Southeasterly line of Orchard Drive; and also being 717.27 feet South  $0^{\circ}16'44''$  East along the section line; 706.3 feet South  $89^{\circ}46'05''$  West, 243.14 feet South  $39^{\circ}37'26''$  West and 2.84 feet South  $50^{\circ}22'34''$  East from the Northeast corner of said Section 1, said point of beginning is also located 905.03 feet South  $0^{\circ}16'44''$  East along the section line and 860.09 feet South  $89^{\circ}43'16''$  West from said Northeast corner of Section 1; and running thence South  $50^{\circ}22'34''$  East 122.16 feet, thence North  $39^{\circ}37'26''$  East 135.21 feet; thence Southeasterly along the arc of a 250.747 foot radius curve to the left a distance of 18.39 feet (Central Angle equals  $4^{\circ}12'10''$  and long chord bears South  $68^{\circ}52'54''$  East 18.39 feet) to a point on the extension of the Northwesterly line of Plum Tree Condominiums Phase I; thence South  $39^{\circ}45'23''$  West 8.05 feet along said extension to the Northwesterly corner of said condominiums; thence along said Condominium boundary and also the boundary of Plum Tree Condominiums Phase II the following two courses: South  $39^{\circ}45'23''$  West 19.46 feet; and South  $0^{\circ}36'19''$  East 264.275 feet to the Southwesterly corner thereof; thence  $89^{\circ}46'05''$  West 34.51 feet to the extension of the West line of 550 West Street; thence South  $0^{\circ}36'19''$  East 295.86 feet along said West line to a point of curvature; thence Southwesterly along the arc of a 20.00 foot radius curve to the right a distance of 31.55 feet (Central Angle equals  $90^{\circ}22'24''$  and long chord bears South  $44^{\circ}34'53''$  West 28.38 feet) to a point of tangency on the North line of 3400 South Street; thence South  $89^{\circ}46'05''$  West 236.72 feet along said North line to the projection of the Easterly edge of an existing building; thence North  $0^{\circ}25'15''$  East 74.00 feet along said projection and the Easterly edge of an existing building to the Southerly edge of an adjacent building; thence along the common edges of the existing buildings the following two courses: North  $89^{\circ}48'37''$  West 0.74 feet; and North  $0^{\circ}14'28''$  East 192.09 feet; thence North  $89^{\circ}54'58''$  West 158.35 feet to the Southeasterly line of Orchard Drive as widened; thence along said Southeasterly line the following two courses: Northeastery along the arc of a 583.52 foot radius curve to the right a distance of 9.53 feet (Central Angle equals  $0^{\circ}56'09''$  and long chord bears North  $39^{\circ}15'57''$  East 9.53 feet) to a point of tangency, and North  $39^{\circ}44'01''$  East 402.13 feet to the point of beginning.

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