

Mail Recorded Deed and Tax Notice To:
Grantee
2324 West 700 South
Syracuse, UT 84075

12-096-0131

SPECIAL WARRANTY DEED

Cleone B. Cook, Trustee or her Successor Trustees of the D. Lawrence Cook Family Trust dated November 7, 2010

GRANTOR(S) of Syracuse, State of Utah, hereby Conveys and Warrants against all who claim by, through or under the grantor to

Cleone B. Cook, Trustee or her Successor Trustees of the D. Lawrence Cook Marital Trust dated November 7, 2010

GRANTEE(S) of 2324 West 700 South West, Syracuse, UT 84075

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County, State of Utah**.

See Exhibit "A" attached hereto and made a part hereof.

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 16 day of June, 2020.

The D. Lawrence Cook Family Trust dated
November 7, 2010

Cleone B. Cook Trustee
Cleone B. Cook, Trustee

STATE OF UTAH

COUNTY OF DAVIS

The foregoing instrument was acknowledged before me this June 16, 2020 by Cleone B. Cook, Trustee of the D. Lawrence Cook Family Trust dated November 7, 2010.



Notary Public

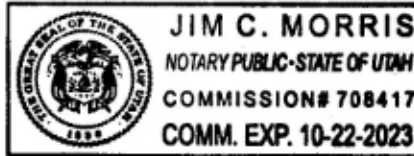


EXHIBIT "A"

BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 20 CHAINS ALONG THE SECTION LINE; THENCE SOUTH 660 FEET; THENCE EAST 20 CHAINS TO THE SECTION LINE; THENCE NORTH 660 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFORM THE FOLLOWING DESCRIBED TRACT OF LAND:

A parcel of land in fee for a state route traffic signal known as Project No. S-0127(4)1, being part of an entire tract of property, situate in the NE1/4 NE1/4 of Section 17, in T.4N., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the northeast corner of grantor's property, said point also being the intersection of the west right-of-way line of 3000 West Street and the south right-of-way line of SR-127, which point is 32.13 feet perpendicularly distant westerly from the control line of said project at engineer station 52+45.63, which point also being 33.00 feet South 00°30'01" West along the section line, and North 89°29'59" West 33.00 feet from the northeast corner of said section 17 and running thence South 00°30'01" West 4.00 feet to a point which is 32.13 feet perpendicularly distant westerly from the control line of said project at engineer station 52+41.63; thence North 89°33'37" West 15.00 feet to a point which is 47.13 feet perpendicularly westerly from the control line of said project at engineer station 52+41.63; thence North 00°30'01" East 4.00 feet to a point on said south right-of-way line of SR-127; said point being 47.13 feet perpendicularly westerly from the control line of said project at engineer station 52+45.63; thence South 89°33'37" East 15.00 feet along said south right-of-way 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 60 square feet in area or 0.001 acre.