

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

RETURNED
MAY 20 2019

E 3160965 B 7266 P 881-885
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/20/2019 01:59 PM
FEE \$0.00 Pgs: 5
DEP RTT REC'D FOR COTTONWOOD TITLE
INS AGENCY

110306-3CP

Warranty Deed
(LIMITED LIABILITY COMPANY)

Davis County

Tax ID No. 08-064-0017
08-064-0018
08-064-0019
08-064-0020
08-064-0021
08-064-0022
08-064-0034
08-064-0035
08-065-0058
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:156:T

Lodder Ranch, LLC., a Limited Liability Company of the State of Utah, Grantor, hereby CONVEY AND WARRANT 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 tracts of land in Davis County, State of Utah, to-wit:

Nine (9) tracts of land in fee being all of an entire tract of property, situate in the SW1/4 NW1/4 and SE1/4 NW1/4 and SW1/4 NE1/4 of Section 15 Township 3 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said tract of land are described as follows:

PARCEL 1:

BEGINNING AT THE CENTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 110.00 FEET ALONG THE EAST QUARTER SECTION LINE; THENCE NORTH 1°49'31" WEST 161.72 FEET; THENCE NORTH 88°10'28" EAST 114.73 FEET; THENCE SOUTH 00°09'58" EAST 165.29 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

TAX NO. 08-064-0017

PARCEL 2:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE WHICH IS NORTH 00°09'58" WEST 241.32 FEET ALONG SAID QUARTER SECTION LINE FROM THE CENTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 88°10'28" WEST 110.00 FEET; THENCE NORTH 01°49'31" WEST 287.76 FEET; THENCE NORTH 88°30'00" EAST 118.49 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 00°09'58" EAST 291.35 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS.

TAX NO. 08-064-0019

PARCEL 3:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE WHICH IS NORTH 00°09'58" WEST 165.29 FEET ALONG SAID QUARTER SECTION LINE FROM THE CENTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE SOUTH 88°10'28" WEST 114.73 FEET; THENCE NORTH 01°49'31" WEST 76.00 FEET; THENCE NORTH 88°10'28" EAST 116.93 FEET; THENCE SOUTH 00°09'58" EAST 76.03 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY.

TAX NO. 08-064-0018

PARCEL 4:

BEGINNING AT A POINT WHICH IS NORTH 00°09'58" EAST 241.32 FEET AND SOUTH 88°10'28" WEST 110.00 FEET AND NORTH 01°49'31" WEST 25.00 FEET FROM THE CENTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 01°49'31" WEST 262.76 FEET; THENCE SOUTH 86°30'00" WEST 749.51 FEET; THENCE SOUTH 14°50'14" WEST 251.42 FEET; THENCE NORTH 88°10'28" EAST 821.28 FEET (RECORD 828.28 FEET) TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY.

TAX NO. 08-064-0020

PARCEL 5:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE WHICH IS WEST 995.00 FEET ALONG SAID QUARTER SECTION LINE FROM THE CENTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE WEST 1225.00 FEET ALONG SAID QUARTER SECTION LINE; THENCE NORTH 27°06'22" WEST 432.43 FEET ALONG THE MEANDER LINE OF THE GREAT SALT LAKE; THENCE NORTH 86°30'00" EAST 1552.00 FEET ALONG AN EXISTING

BARBED WIRE FENCE TO THE CENTER OF AN EXISTING STREAM (HAIGHT CREEK); THENCE SOUTH 14°50'14" WEST 496.23 FEET ALONG SAID CENTER OF HAIGHT CREEK TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY.
TAX NO. 08-064-0021

PARCEL 6:

BEGINNING AT A POINT WHICH IS WEST ALONG THE SECTION LINE 110.00 FEET. FROM THE CENTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 01°49'31" WEST 237.72 FEET; THENCE NORTH 88°10'28" EAST 6.93 FEET; THENCE NORTH 01°49'31" WEST 25.00 FEET; THENCE SOUTH 88°10'28" WEST 821.28 FEET; THENCE SOUTH 14°50'14" WEST 244.81 FEET TO THE QUARTER SECTION LINE; THENCE EAST ALONG SAID LINE 885.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY.

TAX NO. 08-064-0022

PARCEL 7:

BEGINNING AT A POINT NORTH 00°09'58" WEST 532.67 FEET AND SOUTH 86°39'02" WEST 118.49 FEET FROM THE CENTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 00°09'58" WEST 42.09 FEET ALONG THE "FAPID" LINE; THENCE SOUTH 86°39'02" WEST 2029.08 FEET, MORE OR LESS, TO A POINT 478.50 FEET NORTH 80°00'00" EAST AND 931.44 FEET SOUTH 10°00'00" EAST FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 10°00'00" WEST 40.44 FEET; THENCE SOUTH 80°00'00" WEST 434.62 FEET, MORE OR LESS TO THE MEANDER LINE OF THE GREAT SALT LAKE; THENCE SOUTH 49°00'00" EAST 42.68 FEET, MORE OR LESS, ALONG SAID MEANDER LINE FROM A POINT SOUTH 86°39'02" WEST OF THE POINT OF BEGINNING; THENCE NORTH 86°39'02" EAST 2448.04 FEET TO THE POINT OF BEGINNING.

TAX NO. 08-064-0035

PARCEL 8:

BEGINNING AT A POINT WHICH IS NORTH 00°09'58" WEST 532.67 FEET FROM THE CENTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 00°09'58" WEST 40.06 FEET ALONG THE

QUARTER SECTION LINE; THENCE SOUTH 86°39'02" WEST 133.81 FEET; THENCE SOUTH 42.09 FEET; THENCE NORTH 86°39'02" EAST 118.49 FEET TO THE POINT OF BEGINNING. TAX NO. 08-064-0034 (Note: The above description has a closure error of approximately 15.69 feet)

PARCEL 9

Beginning at the monument located at the center of Section 15, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running thence North 0°09'58" West 337.74 feet along the Quarter Section Line; thence South 89°11'51" East 287.26 feet along the South line of a building; thence South 0°27'44" East 333.81 feet; thence North 89°58'53" West 288.94 feet along the Quarter Section Line to the point of beginning containing 98,727 square feet.

Tax ID No 08-065-0058

The above combined tracts of land contains 1,283,746 square feet or 29.471 acres.

IN WITNESS WHEREOF, said Lodder Ranch, LLC. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 17 day of MAY, A.D. 2019.

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

Lodder Ranch, LLC.
Limited Liability Company

By *Charles Lodder*
Manager

On this, the 17th day of MAY, 2019, personally appeared before me CHARLES LODDER, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Lodder Ranch, LLC., a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Jim C. Morris
Notary Public

