

*When recorded mail to (Tax Mailing Address):*

Grantee

45 East Center Street

North Salt Lake, UT 84054

MTC File No. 299226

## WARRANTY DEED

Morton Development Group, LLC, a Utah limited Liability company, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Talbot Estates Kaysville, LLC, a Utah limited liability company,

as GRANTEE(S), the following real property located in Davis County, State of Utah, described as:

A parcel of land situate in the Southwest Quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of a frontage road of UDOT Project No. S-0089(406)398, said point being North 00°32'09" East 1,316.48 feet and East 416.58 feet from the Southwest Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running thence along said Easterly Right-of-Way Line of a frontage road the following seven (7) courses: (1) Northwesterly 39.85 feet along the arc of a 560.20 foot radius curve to the left (center bears South 86°46'06" West and the chord bears North 05°16'11" West 39.85 feet with a central angle of 04°04'34"); (2) Northwesterly 456.54 feet along the arc of a 4,960.00 foot radius curve to the right (center bears North 84°31'04" East and the chord bears North 02°50'43" West 456.38 feet with a central angle of 05°16'26"); (3) North 00°12'30" West 432.82 feet; (4) North 89°32'02" East 20.00 feet; (5) North 0°12'30" West 62.26 feet; (6) South 83°42'30" West 20.11 feet; (7) North 00°12'30" West 285.78 feet to the extension of Southerly Boundary Line of Ott Estates Amended Subdivision; thence along said extension and the Southerly Boundary Line the following three (3) courses: (1) North 84°33'25" East 362.72 feet; (2) North 00°05'49" East 59.20 feet; (3) North 88°44'53" East 584.72 feet; thence South 00°49'49" West 298.48 feet; thence South 88°00'31" West 149.96 feet; thence South 01°59'29" East 149.40 feet; thence North 88°00'31" East 142.60 feet; thence South 00°49'49" West 439.20 feet; thence South 83°42'41" West 322.36 feet; thence South 51°51'01" West 741.79 feet to the point of beginning.

Tax Parcel No. 11-037-0044, 11-037-0032, 11-037-0048, 11-037-0050, 11-037-0022, 11-037-0027, 11-037-0046, 11-037-0042, 11-037-0009, 11-037-0023, 11-037-0041

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

