

Pay to order of 037-0046
When recorded mail to (Tax Mailing Address):
Grantee
8180 South 700 East #100
Sandy, UT 84070
MTC File No. 274676

WARRANTY DEED

George L. Talbot, Jr., G. Lincoln Talbot and Steven S. Talbot, Trustees of The Talbot Family Revocable Trust, dated the 19th day of May, 1992, as Amended and Restated October 9, 2020, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Morton Development Group, LLC, a Utah limited Liability company,

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

Beginning on the East line of Highway 89, at a point South $00^{\circ}11'30''$ West 971.02 feet along the Section line and South $89^{\circ}48'30''$ East 338.34 feet and Northerly along the arc of a 22,833.31 foot radius curve to the right 144.38 feet along said East line of Highway 89 (Long Chord bears North $03^{\circ}05'34''$ West 144.38 feet) from the West Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence Northerly along the arc of a 22,833.31 foot radius curve to the right 166.73 feet (Long Chord bears North $01^{\circ}48'27''$ West 166.73 feet); thence North $88^{\circ}28'$ East 45.00 feet; thence Northerly along the arc of a 22,763.31 foot radius curve to the right 319.23 feet along the Easterly line of a frontage Road (Long Chord bears North $01^{\circ}08'10''$ West 319.23 feet); thence North $82^{\circ}40'$ East 641.492 feet; thence North $00^{\circ}26'$ West 139.63 feet; thence North $82^{\circ}40'$ East 321.04 feet; thence South $00^{\circ}18'$ West 275.07 feet; thence South $82^{\circ}40'$ West 269.97 feet; thence South $00^{\circ}18'$ West 147.60 feet; thence North $82^{\circ}40'$ East 82.69 feet; thence South $00^{\circ}18'$ West 200.23 feet; thence South $82^{\circ}40'$ West 804.57 feet to the point of beginning.

Less and excepting:

A parcel of land in fee, being part of an entire tract of property situate in the NW1/4 SW1/4 of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian for the widening of existing US-89 known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract and the easterly right of way line of a frontage road of said Project which point is 338.69 feet S. $00^{\circ}11'30''$ W. along the Section line and 379.19 feet East from the West Quarter corner of said Section 25; and running thence N. $82^{\circ}40'00''$ E. 20.14 feet along said northerly boundary line to a point 166.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project Opposite approximate Engineers Station 1193+58.99;

thence S.00°33'09"E. 62.26 feet parallel with said right of way control line to a point 166.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite Engineers Station 1192+96.74; thence S.89°11'23"W. 20.00; feet to said easterly right of way line of a frontage road; thence N.00°33'09"W. 59.97 feet along said easterly right of way line of a frontage road to the point of beginning.

Also, less and excepting:

A parcel of land in fee, being part of an entire tract of property, situate In the NW1/4 SW1/4 of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian for the widening of existing US-89 known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the existing easterly right of way and limited access line of US-89, which point is 971.02 feet S.00°11'30"W. along the Section line and 338.34 feet S.89°48'30"E. and northerly 144.38 feet along the arc of a curve to the right with a radius of 22833.31 feet chord bears N.03°05'34"W. 144.38 feet from the West Quarter corner of said Section 25 and running thence along said existing easterly right of way and limited access line the following two (2) courses and distances: (1) northerly 166.73 feet along the arc of a curve to the right with a radius of 22833.31 feet, chord bears N.01°48'27"W. 166.73 feet (2) thence N.88°28'00"E. 45.00 feet to a point of curvature of a non-tangent curve to the right with a radius of 22763.31 feet to the existing easterly right of way line of a frontage road thence northerly along said curve with an arc length of 319.23 feet chord bears N.01°08'10"W. 319.23 feet, along said frontage road right of way line to the northerly boundary line of said entire tract, thence N.82°40'00"E 17.51 feet along said northerly boundary line to a point 146.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1193+56.65 thence S.00°33'09"E. 482.14 feet, parallel with said right of way control line to the southerly boundary line of said entire tract at a point 146.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1188+74.48 thence S.82°40'00"W. 55.86 feet along said southerly boundary line to the point of beginning.

Tax Parcel No. 11-037-0046

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 5 day of January, 2021.

The Talbot Family Revocable Trust, dated the 19th day of May, 1992 as Amended and Restated October 9, 2020

By: *George L. Talbot, Jr.*
George L. Talbot, Jr., Successor Trustee

By: *G. Lincoln Talbot*
G. Lincoln Talbot, Trustee

By: *Steven S. Talbot*
Steven S. Talbot, Trustee

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 5th day of January, 2021, by George L. Talbot, Jr., G. Lincoln Talbot and Steven S. Talbot, Trustees of The Talbot Family Revocable Trust, dated the 19th day of May, 1992 as Amended and Restated October 9, 2020.

[Signature]
Notary Public



When recorded mail to (Tax Mailing Address):

Grantee
8180 South 700 East #100
Kaysville,, UT 84037
MTC File No. 299296

WARRANTY DEED

Lync Construction, LLC, a Utah limited liability company, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Morton Development Group, LLC, a Utah limited liability company,

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

Parcel 10: [11-037-0022]

A part of the Southwest Quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the quarter section line, which is South 89°46' East 161.6 feet, South 0°26' East 3144.70 feet and North 82°40' East 1132.40 feet from the Northwest Corner of said Section 25; running thence South 0°18' West 478.2 feet along the Quarter Quarter Section Line; thence South 83°40' West 191.16 feet; thence North 0°18' East 327.23 feet; thence North 82°40' East 53.98 feet; thence North 0°18' East 147.60 feet; thence North 82°40' East 137.6 feet to the point of beginning.

Parcel 11: [11-037-0023]


Beginning at a point which is South 89°46' East 161.1 feet, South 0°26' East 3144.70 feet and North 82°46' East 99.9 feet to the East line of a Frontage Road and North 82°40' East 699.96 feet from the Northwest Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 82°40' East 136.67 feet; thence South 0°18' West 147.60 feet; thence South 82°40' West 136.67 feet; thence North 0°18' East 147.60 feet to the point of beginning.

Tax Parcel No. 11-037-0022, 11-037-0023

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.


In witness whereof, the grantors have executed this instrument this 4 day of January, 2021.

Lync Construction, LLC, a Utah limited liability company

By: 
Patrick Burns, Manager

STATE OF UTAH)
 :SS
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 7 day of January, 2021, by Patrick Burns the Manager of Lync Construction, LLC, a Utah limited liability company.


Notary Public

