

Recording Requested by:
First American Title Insurance Company
5929 S. Fashion Pointe Dr, Ste 120
South Ogden, UT 84403
(801)479-6600



E# 3026384 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
03-Jan-20 0112 PM FEE \$40.00 DEP DAC
REC FOR: FIRST AMERICAN - FASHION POINTE
ELECTRONICALLY RECORDED

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Midland & Hinckley Apartments, LC
476 W. Heritage Park Blvd., Suite #200
Layton, UT 84041

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **338-5981339 (KA)**
A.P.N.: **08-022-0048 and 08-022-0080**

JoAnn N. Miller, Trustee of the Richard H. Miller & JoAnn N. Miller Family Revocable Trust dated May 18, 2001., Grantor, of **West Haven** , **Weber** County, State of **UT**, hereby CONVEY AND WARRANT to

Midland & Hinckley Apartments, L.C.,
A Utah Limited Liability Company, Grantee, of **Layton** , **Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

PARCEL 1:

PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 89°15'08" EAST 1501.10 FEET, (RECORD BEARING NORTH 89°53'12" EAST) AND SOUTH 44°18'26" WEST 905.00 FEET, (RECORD BEARING SOUTH 43°26'46" WEST) AND SOUTH 89°32'15" EAST 405.74 FEET, (RECORD BEARING NORTH 89°36'05" EAST) FROM THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION, AS MONUMENTED AND RUNNING THENCE NORTH 00°27'45" EAST 126.21 FEET, (RECORD BEARING NORTH 00°23'55" WEST), THENCE SOUTH 89°32'15" EAST 517.71 FEET; THENCE SOUTH 00°27'45" WEST 126.21 FEET; THENCE NORTH 89°32'15" WEST 517.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE OCCUPIED EAST LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 89°53'12" EAST 1501.10 FEET AND SOUTH 43°26'46" WEST 730.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2 AS PRESENTLY MONUMENTED BY A WEBER COUNTY BRASS CAP. (BASIS OF BEARING IS ASSUMED NORTH FROM THE WEBER COUNTY BRASS CAP AT THE WEST QUARTER CORNER TO THE WEBER COUNTY BRASS CAP AT THE NORTHWEST CORNER OF SAID SECTION 2), RUNNING THENCE NORTH 89°36'05" EAST 284.52 FEET; THENCE SOUTH 00°23'55" EAST 126.21 FEET TO AN EXISTING FENCE; THENCE SOUTH 89°36'05" WEST ALONG AN EXISTING FENCE LINE 405.74 FEET TO THE EAST LINE OF MIDLAND DRIVE AS OCCUPIED; THENCE NORTH 43°26'46" EAST ALONG THE EAST LINE OF MIDLAND DRIVE AS OCCUPIED 175.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO UTAH

A PARCEL OF LAND IN FEE FOR THE EXTENSION AND WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO. STP-0079(2)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, IN TOWNSHIP 5 NORTH , RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 108 AND THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING APPROXIMATELY 37.93 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE SR-108 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 223+90.42. SAID POINT OF BEGINNING IS 1,499.13 FEET SOUTH 89°14'41" EAST (1,501.10 FEET NORTH 89°53'12" EAST BY RECORD) ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 TO SAID SOUTHEASTERLY RIGHT OF WAY LINE, AND 41.57 FEET SOUTH 45°21'10" WEST AND 689.95 FEET SOUTH 44°23'56" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE (730.00 FEET SOUTH 43°26'46" WEST BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 44°23'56" WEST 175.35 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 89°33'56" EAST 22.31 FEET, MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID PROJECT CENTERLINE AT APPROXIMATE ENGINEER STATION 222+30.38; THENCE ALONG A LINE PARALLEL TO SAID CENTERLINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 44°31'08" EAST 36.56 FEET; (2) NORTH 44°50'00" EAST 139.89 FEET TO SAID NORTHERLY BOUNDARY LINE; THENCE NORTH 89°33'56" WEST 23.89 FEET, MORE OR LESS, ALONG SAID NORTHERLY BOUNDARY 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.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION, RECORDED APRIL 03, 2014 AS ENTRY NO. 2681202 OF OFFICIAL RECORDS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. 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 EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE), WHICH POINT IS 1501.10 FEET NORTH 89°53'12" EAST AND 730.00 FEET SOUTH 43°26'46" WEST AND 16.76 FEET NORTH 89°36'05" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE NORTH 89°36'05" EAST 2.49 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID SR-108 (MIDLAND DRIVE), OPPOSITE APPROXIMATE ENGINEERS STATION 565+04.37; THENCE SOUTH 43°59'10" WEST 176.60 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 89°36'05" WEST 0.66 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO SAID EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE; THENCE NORTH 43°33'31" EAST 175.33 FEET ALONG, SAID EASTERLY HIGHWAY 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.

(NOTE: ROTATE ABOVE BEARINGS 0°29'02" CLOCKWISE TO EQUAL HIGHWAY BEARINGS).

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 20219 and thereafter.

WITNESS the hand of said Grantor, on January 3rd, 2020.

JoAnn N. Miller, Trustee of the Richard H. Miller & JoAnn N. Miller Family Revocable Trust dated May 18, 2001.

JoAnn N. Miller
JoAnn N. Miller, Trustee

STATE OF Utah)
)Ss.
COUNTY OF Weber)

On January 3rd, 2020, personally appeared before me, **JoAnn N. Miller, Trustee of the Richard H. Miller and JoAnn N. Miller Family Revocable Trust dated May 18, 2001.** the signor of the within instrument, who duly acknowledged to me that he/she executed the same.

Karen Anderson
Notary Public
Karen Anderson
(Printed Name)

My Commission expires: 7/14/2021

{Seal or Stamp}

