

WHEN RECORDED MAIL TO:
FARMINGTON LEGACY, LLC
1268 W ATRIUM COURT
FARMINGTON, UT 84025

3424699
BK 7858 PG 774

E 3424699 B 7858 P 774-775
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/5/2021 11:39:00 AM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR INWEST TITLE SERVICES

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 289943
MAIL TAX NOTICE TO: FARMINGTON LEGACY, LLC
1261 S 650 W FARMINGTON, UT 84025

WARRANTY DEED

KODIAK PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

GRANTOR(S)

OF FARMINGTON, COUNTY OF DAVIS, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

FARMINGTON LEGACY, LLC

GRANTEE(S)

OF FARMINGTON, COUNTY OF DAVIS, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN DAVIS COUNTY, STATE OF UTAH:

(08-080-0117)

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2021 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 5TH DAY OF OCTOBER, 2021

SIGNED IN THE PRESENCE OF

) KODIAK PROPERTIES, LLC
(A UTAH LIMITED LIABILITY COMPANY
)
(
) BY: ANDREW HILLER, MEMBER

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INWEST TITLE SERVICES, INC. hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

STATE OF UTAH)
(ss.
COUNTY OF WEBER)

On October 5, 2021, personally appeared before me **ANDREW HILLER, MEMBER**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **KODIAK PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY**, and that said document was signed by him/her/them in behalf of said Limited Liability Company by the authority of its Articles of Organization, Operating Agreement, or by consent of the Company Members, and said individual(s) acknowledged to me that said Limited Liability Company executed the same.





NOTARY PUBLIC
My Commission Expires: 7/29/25
Residing at: UTAH

EXHIBIT "A"

BEGINNING AT A POINT ON THE EAST LINE OF A FRONTAGE ROAD, SAID POINT BEING N 89°24'06" E 412.15 FT ALONG THE SECTION LINE & N 11°07'26" W 641.88 FT ALONG SAID FRONTAGE ROAD FROM THE S 1/4 COR OF SECTION 25-T3N-R1W, SLB&M; & RUN THEN N 11°07'26" W 528.11 FT ALONG SAID FRONTAGE ROAD TO THE SW CORNER OF THE PROPERTY CONVEYED IN WARRANTY DEED E# 3059680; THENCE S 82°45'31" E 16.57 FT ALONG THE S LINE OF SAID CONVEYANCE TO THE PROPERTY CONVEYED IN WARRANTY DEED E# 3060636; THENCE S 11°13'09" E 77.40 FT TO SW CORNER OF SAID CONVEYANCE; TH N 89°50'46" E 420.74 FT ALONG THE S LINE OF THE PROPERTY CONVEYED IN WARRANTY DEED E# 3060636 & ITS EXTENSION TO THE BOUNDARY OF THE PROPERTY CONVEYED IN WARRANTY DEED E# 3059680; THENCE ALONG SAID CONVEYANCE & A CURVE TO THE RIGHT, RADIUS= 2450.00 FT, ARC= 1006.85 FT, DELTA= 23°32'46", CHORD BEARING & DISTANCE= S 63°47'45" E 999.78 FT; THENCE N 89°59'33" W 1247.37 FT TO THE E LINE OF SAID FRONTAGE ROAD & TO THE POB.