

Mail Recorded Deed and Tax Notice To:  
Talbot Estates Kaysville, LLC,  
45 East Center Street  
North Salt Lake City, UT 84054



File No.: 147630-MCB

## (CORRECTIVE) WARRANTY DEED

Morton Development Group, LLC, a Utah limited liability company

**GRANTOR(S)** of Sandy, State of Utah, hereby Conveys and Warrants to

Talbot Estates Kaysville, LLC, a Utah limited liability company

**GRANTEE(S)** of North Salt Lake, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 11-037-0041, 11-037-0042, 11-037-0009, 11-037-0053, 11-037-0048, 11-037-0044, 11-037-0050, 11-037-0027, 11-037-0032, 11-037-0023 and 11-037-0022 (for reference purposes only)

**THE PURPOSE OF THIS CORRECTIVE WARRANTY DEED IS TO MEMORIALIZE THE TERMS AND LEGAL DESCRIPTION CONTAINED WITHIN THAT CERTAIN "BOUNDARY LINE AGREEMENT" RECORDED ON 9/20/201 - AS ENTRY # 3419879, BOOK 7847 PAGE 795-799 AND CORRECT ANY ERRORS THAT MAY EXIST IN THE LEGAL DESCRIPTION FOUND IN THAT CERTAIN "AFFIDAVIT FOR CORRECTION OF MISSING REFERENCE INFORMATION ON WARRANTY DEED" RECORDED ON 8/26/2021, AS ENTRY # 3412496, BOOK 7831, PAGE 367-268 AS WELL AS THAT CERTAIN "WARRANTY DEED" RECORDED ON 1/6/2021 AS ENTRY # 3333983, BOOK 7670, PAGE 1657-1658.**

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 22nd day of September 2021

Morton Development Group, LLC, a Utah  
limited liability company

BY: 

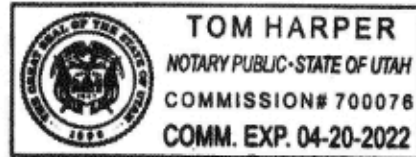
Dave Morton, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of September 2021, before me, personally appeared Dave Morton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Morton Development Group, LLC, a Utah limited liability company

\_\_\_\_\_  
Notary Public



**EXHIBIT A**

**Proposed Talbot Estates excluding Lot 18**

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 1,316.08 feet (NAD83 bearing being North 00°32'08" East between the Southwest Corner and the West Quarter Corner of said Section 25, per the Davis County Township Reference Plat) 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 to a boundary line agreement (Entry No. 3419879 in Book 7847, Page 795);

thence South 00°49'49" West 298.48 feet along said boundary line agreement;

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 to the aforementioned boundary line agreement;

thence along said boundary line agreement the following three (3) courses and distances:

1) South 00°49'49" West 439.20 feet;

2) South 83°42'41" West 322.36 feet;

3) South 51°51'01" West 741.79 feet to the point of beginning.

Contains 941,569 Square Feet or 21.615 Acres