

3

E 2022126 B 3637 P 179  
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER  
2004 OCT 4 9:57 AM FEE 15.00 DEP JB  
REC'D FOR FOUNDERS TITLE COMPANY

10-249-0003

PD-33301

**WARRANTY DEED**

DAVIS COUNTY, a body politic of the state of Utah, with its principal place of business located at 28 East State Street, Farmington, Utah, GRANTOR, hereby conveys and warrants to LIME, L.L.C., GRANTEE, of 1601 North Hillfield Road, Layton, Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property located in Davis County, State of Utah, to wit:

All of Lot 3 of the Davis County Conference Center Subdivision, a part of the Northwest Quarter of Section 17, T4N, R1W, SLB&M and of record in the Office of the Davis County Recorder:

Reserving to GRANTOR an Easement over, across and under the following described portion of Lot 3 of the Davis County Conference Center Subdivision, to wit:

Beginning at a point on the westerly line of 700 West St. and the northwest corner of Lot 3 Davis County Conference Center Subdivision at a point which is N 0°09'50" E 889.625 feet along the quarter section line and West 310.885 feet from the Center of Section 17, Township 4 North, Range 1 West, Salt Lake Base and Meridian, running thence S 15°43'41" W 56.95 feet to a point on the arc of a 47.00 foot radius curve to the right, thence along the arc of said curve 24.374 feet with a central angle of 29°42'49" (long cord bearing S 60°01'12" E cord dist. 24.101 feet), thence S 45°09'51" E 41.34 feet, to the P.C. of a 20.00 foot radius curve to the left, thence along the arc of said curve 31.30 feet with a central angle of 89°40'05" (long cord bearing S 89°59'54" E cord dist. of 28.202 feet), thence N 45°10'04" E 8.25 feet to the P.C. of a 20.00 foot radius curve to the left, thence along the arc of said curve 11.063 feet with a central angle 31°41'30" (long cord bearing N 29°19'19" E cord dist of 10.922 feet) to the westerly line of 700 West St., thence N 44°49'56" W

52.646 feet along the westerly line of said road to the P.C. of a 380.00 foot radius curve to the right, thence along the arc of said curve 57.06 feet with a central angle of 08°36'12" (long cord N 40°31'50" W cord dist of 57.01 feet) along the westerly line of said road to the point of beginning.

The purpose of the Easement is to maintain control of the Easement area for landscaping purposes so that GRANTEE, its successors or assigns, shall have no right to construct any buildings, signs or permanent structures within the Easement area, and GRANTOR retains perpetual maintenance responsibility for landscaping within the Easement area described above.

Witness the hand of said GRANTOR this 28<sup>th</sup> day of ~~October~~<sup>September</sup>, 2004.



Attest:

*Steve S. Rawlings*  
\_\_\_\_\_  
Steve S. Rawlings  
Davis County Clerk/Auditor

DAVIS COUNTY  
*Dannie R. McConkie*  
\_\_\_\_\_  
Dannie R. McConkie  
Board of County Commissioners

STATE OF UTAH            )  
                                  )§.  
COUNTY OF DAVIS        )

~~October~~<sup>September</sup>The foregoing instrument was duly acknowledged before me this 28<sup>th</sup> day of ~~October~~<sup>September</sup>, 2004 by Dannie R. McConkie and Steve S. Rawlings who duly represented to me that they are the Chairman of the Board of County Commissioners of Davis County and the Davis County Clerk, respectively and that they each signed the above and foregoing instrument in their official capacity and in behalf of Davis County pursuant to action of the Board of County Commissioners.

Linda May  
Notary Public

Approved as to form:

David E. [Signature]  
Office of Davis County Attorney

