

(40)A:19333qcd
FIDELITY TITLE
FILE # 19333

RETURNED
SEP 24 2004

E 2019913 B 3631 P 561
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
2004 SEP 24 2:52 PM FEE 21.00 DEP CY
REC'D FOR FIDELITY LAND AND TITLE

Q U I T C L A I M D E E D

GRANTOR:
BOULDER RANCH, LLC.
OF: 1928 NORTH 1120 WEST #6, PROVO, UTAH, 84604

hereby **QUIT-CLAIM** to

GRANTEE:
BOULDER RANCH L.C.
A UTAH LIMITED LIABILITY COMPANY
OF: 1928 NORTH 1120 WEST #6, PROVO, UTAH, 84604

FOR THE SUM OF TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATION
the following described tract of land in **DAVIS** County,
State of Utah:

SEE ATTACHED LEGAL DESCRIPTION
EXHIBIT "A" AND EXHIBIT "B"
WHICH BY THIS REFERENCE IS ATTACHED HERETO AND MADE A PART HEREOF

WITNESS, THE HAND OF SAID GRANTOR, THIS 21 SEPTEMBER 2004.
ATTEST: BOULDER RANCH, LLC., A UTAH LIMITED LIABILITY COMPANY

Signed in the Presence of:)
)
)
_____)




F. MCKAY WINKEL, MANAGER

STATE OF UTAH }
COUNTY OF UTAH } ss

On the 21 SEPTEMBER 2004, personally appeared before me **F. MCKAY WINKEL, THE MANAGER OF BOULDER RANCH, LLC., A UTAH LIMITED LIABILITY COMPANY**, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC


LYLE T. DUNCAN
NOTARY PUBLIC - STATE of UTAH
350 E. CENTER ST. #10
PROVO, UTAH 84606
COMM. EXP. 6-6-2006

74 28 2/17-16

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE:

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DAVIS COUNTY, STATE OF UTAH:

BEGINNING ON THE EASTERLY LINE OF A STATE HIGHWAY AT A POINT WHICH BEARS NORTH 89 DEG. 27'20" WEST 1345.64 FEET ALONG THE SECTION LINE AND SOUTH 0 DEG. 32'40" WEST 969.10 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 25 DEG. 12'11" EAST 28.95 FEET; THENCE NORTH 88 DEG. 54' EAST 128.50 FEET; THENCE SOUTH 1 DEG. 06' WEST 52.50 FEET; THENCE NORTH 87 DEG. 11'14" EAST 170.00 FEET; THENCE NORTH 1 DEG. 06' WEST 70.67 FEET; THENCE SOUTH 89 DEG. 29' WEST 310.89 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE NORTH 25.00 FEET.

PARCEL TWO:

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DAVIS COUNTY, STATE OF UTAH:

BEGINNING AT A POINT WHICH BEARS NORTH 89 DEG. 27'20" WEST 1345.64 FEET ALONG THE SECTION LINE AND SOUTH 0 DEG. 32'40" WEST 969.10 FEET TO A POINT ON THE EASTERLY LINE OF A STATE HIGHWAY AND NORTH 89 DEG. 29' EAST 350.89 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89 DEG. 29' EAST 338.47 FEET TO THE WESTERLY LINE OF INTERSTATE 15; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1774.16 FOOT RADIUS CURVE TO THE RIGHT 82.65 FEET (LC BEARS SOUTH 15 DEG. 37'35" EAST 82.64 FEET); THENCE SOUTH 88 DEG. 54' WEST 359.18 FEET; THENCE NORTH 1 DEG. 06' WEST 83.44 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

BEGINNING 90.0 FEET SOUTH OF THE CENTER LINE OF GENTILE STREET AT A POINT 1271.0 FEET WEST AND 90.0 FEET, MORE OR LESS, SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF LAYTON, DAVIS COUNTY, STATE OF UTAH; AND RUNNING THENCE SOUTH 93.0 FEET; THENCE SOUTH 89 DEG. 20' EAST 98.0 FEET PARALLEL TO THE CENTER LINE OF SAID STREET; THENCE SOUTH 172.6 FEET; THENCE EAST 82.31 FEET; THENCE SOUTH 122.67 FEET, MORE OR LESS, TO A POINT NORTH 89 DEG. 25' WEST 1282.0 FEET ALONG THE SECTION LINE AND SOUTH 0 DEG. 35' WEST 1103.99 FEET PERPENDICULAR TO SAID SECTION LINE AND NORTH 83 DEG. 14' EAST 70.37 FEET AND NORTH 1 DEG. 47' WEST 334.64 FEET AND NORTH 1 DEG. 55' WEST 248.63 FEET

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AND NORTH

....EXHIBIT "A" CONTINUED....

76 DEG. 33' EAST 142.61 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 76 DEG. 33' WEST 142.61 FEET; THENCE SOUTH 1 DEG. 55' EAST 248.63 FEET; THENCE SOUTH 1 DEG. 47' EAST 173.91 FEET; THENCE SOUTH 88 DEG. 54' WEST 143.9 FEET TO THE EAST LINE OF A HIGHWAY; THENCE SOUTH 25 DEG. 25' EAST 21.95 FEET ALONG SAID HIGHWAY; THENCE NORTH 88 DEG. 54' EAST 680.0 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE INTERSTATE HIGHWAY RIGHT-OF-WAY; THENCE NORTHERLY ALONG SAID FREEWAY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT TO A POINT SOUTH 75 DEG. 02' EAST OF THE POINT OF BEGINNING; THENCE NORTH 75 DEG. 02' WEST 54.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXHIBIT "B"
LEGAL DESCRIPTION

PARCEL ONE:

11 - 061 - 0159
BEGINNING AT A POINT NORTH 89 DEG. 27'20" WEST 1345.64 FEET ALONG THE SECTION LINE AND SOUTH 0 DEG. 32'40" WEST 969.10 FEET AND NORTH 89 DEG. 29' EAST 310.89 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, STATE OF UTAH; AND RUNNING THENCE NORTH 89 DEG. 29' EAST 40.00 FEET; THENCE SOUTH 1 DEG. 06' EAST 83.44 FEET; THENCE NORTH 88 DEG. 54' EAST 359.18 FEET, MORE OR LESS, TO THE WESTERLY LINE OF INTERSTATE 15; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A POINT SOUTH 1 DEG. 45'40" EAST 141.97 FEET AND NORTH 89 DEG. 30' EAST 6.0 FEET AND SOUTH 27 DEG. EAST 135.20 FEET AND SOUTH 87 DEG. 30' EAST 357.60 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 87 DEG. 30' WEST 357.60 FEET; THENCE NORTH 27 DEG. WEST 135.20 FEET; THENCE SOUTH 89 DEG. 30' WEST 6.0 FEET; THENCE NORTH 1 DEG. 45'40" WEST 141.97 FEET TO THE POINT OF BEGINNING.

PARCEL 1A – EASEMENT ESTATE INTEREST ONLY IN THE FOLLOWING RIGHT-OF-WAY:

A RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE NORTH 25.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DAVIS COUNTY, STATE OF UTAH: BEGINNING ON THE EASTERLY LINE OF A STATE HIGHWAY AT A POINT WHICH BEARS NORTH 89 DEG. 27'20" WEST 1345.64 FEET ALONG THE SECTION LINE AND SOUTH 0 DEG. 32'40" WEST 969.10 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 25 DEG. 12'11" EAST 28.95 FEET; THENCE NORTH 88 DEG. 54' EAST 128.50 FEET; THENCE SOUTH 1 DEG. 08' WEST 52.50 FEET; THENCE NORTH 87 DEG. 11'14" EAST 170 FEET; THENCE NORTH 1 DEG. 06' WEST 70.67 FEET; THENCE SOUTH 89 DEG. 29' WEST 310.89 FEET TO THE POINT OF BEGINNING.