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BK 7284 PG 1890

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/14/2019 3:55:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITL

Recording Requested by:
First American Title Insurance Company
346 West Center Street
Orem, UT 84057
(801)762-0011

AFTER RECORDING RETURN TO:
North Utah Holdings, LLC
3651 N 100 E, Suite 125
Provo, UT 84604

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

WARRANTY DEED

Escrow No. **395-5659914 (CS)**
A.P.N.: **11-061-0029 & 11-061-0157**

Randall Properties, LLC, a Utah limited liability company, formerly known as Randall Properties, LTD, a Utah limited partnership, Grantor, of **Layton, Davis** County, State of **Utah**, hereby CONVEY AND WARRANT to

North Utah Holdings, LLC, a Utah limited liability company, Grantee, of **Provo, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

PARCEL 1:

BEGINNING ON THE EAST LINE OF HIGHWAY 91 AT A POINT WHICH IS SOUTH 25°25' EAST 55 FEET FROM A POINT ALSO ON THE EAST LINE OF SAID HIGHWAY 91, 1476.71 FEET WEST, 691.22 FEET SOUTH FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 25°25' EAST 75 FEET; THENCE NORTH 76°39' EAST 205.42 FEET; THENCE NORTH 1°55' WEST 74.95 FEET; THENCE SOUTH 76°39' WEST 240 FEET MORE OR LESS TO BEGINNING.

PARCEL 2:

BEGINNING ON THE EAST LINE OF HIGHWAY 91 AT A POINT 1528.22 FEET WEST AND 582.84 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF LAYTON; AND RUNNING THENCE NORTH 76°33' EAST 307.21 FEET; THENCE SOUTH 1°55' EAST 174.95 FEET; THENCE SOUTH 76°39' WEST 235.94 FEET TO THE EASTERLY LINE OF SAID HIGHWAY; THENCE NORTH 25°25' WEST 175.0 FEET ALONG THE EASTERLY LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LAND THAT WAS DEED TO BRIAN R. KING AND ANDREA L. KING, AS JOINT TENANTS IN WARRANTY DEED RECORDED APRIL 12, 2000, AS ENTRY NO. 1586338, IN BOOK 2636, AT PAGE 1141 OF OFFICIAL RECORDS, AS DESCRIBED AS FOLLOWS:

BEGINNING ON A POINT ON THE EAST LINE OF HIGHWAY 91 NORTH 89°27'20" WEST 1473.12 (1459.80) FEET; AND SOUTH 727.24 (740.74) FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN US SURVEY; THENCE NORTH 25°25'00" WEST 159.47 FEET ALONG THE EAST LINE OF HIGHWAY 91; THENCE NORTH 76°33'00" EAST 136.00 FEET; THENCE SOUTH 19°51'55" EAST 157.19 FEET; THENCE SOUTH 76°39'00" WEST 120.50 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2019** and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 14**, 2019.

Randall Properties, LLC, a Utah limited liability company formerly known as Randall Properties, LTD, a Utah limited partnership

By: *Fred Randall - Manager*
Name: Fred Randall
Title: Manager

STATE OF *Utah*)
County of *Utah*)ss.

On *June 14, 2019*, before me, the undersigned Notary Public, personally appeared **Randall Properties, LLC, a Utah limited liability company formerly known as Randall Properties, LTD, a Utah limited partnership** By: **Fred Randall, Manager**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

6/6/2021

[Signature]
Notary Public

