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BK 6787 PG 1106

E 3026774 B 6787 P 1106-1112
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/15/2017 4:56:00 PM
FEE \$27.00 Pgs: 7
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

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

AFTER RECORDING RETURN TO:
Boulder Ranch
183 S Main St
Layton, UT 84041

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

SPECIAL WARRANTY DEED

Escrow No: **395-5847782 (CS)**
A.P.N.: **11-061-0230**

F.M. Winkel Family L.L.C., a Utah limited liability company, Grantor, of Provo , Utah County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Boulder Ranch, a Utah limited liability company, Grantee, of Layton , Davis 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:

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°27'20" WEST 1345.64 FEET ALONG THE SECTION LINE AND SOUTH 0°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°12'11" EAST 28.95 FEET; THENCE NORTH 88°54' EAST 128.50 FEET; THENCE SOUTH 1°06' WEST 52.50 FEET; THENCE NORTH 87°11'14" EAST 170.00 FEET; THENCE NORTH 1°06' WEST 70.67 FEET; THENCE SOUTH 89°29' WEST 310.89 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION DISCLOSED BY WARRANTY DEED RECORDED MARCH 13, 2014 AS ENTRY NO. 2794125 IN BOOK 5974 AT PAGE 644 OF OFFICIAL RECORDS AND THEREAFTER AN AFFIDAVIT OF CORRECTION RECORDED APRIL 23, 2014 AS ENTRY NO. 2800148 IN BOOK 6003 AT PAGE 396 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, IN FEE, BEING PART OF AN ENTIRE TRACT INCIDENT TO THE

WIDENING OF SR-126 AND THE REALIGNMENT OF THE I-15 INTERCHANGE KNOWN AS PROJECT S-15-8(211)332, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARY LINES ARE FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF SAID ENTIRE TRACT AT A POINT THAT IS 1345.64 FEET NORTH 89°27'20" WEST ALONG THE SECTION LINE, 969.10 FEET SOUTH 0°32'40" WEST AND 45.55 FEET NORTH 25°04'02" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 28 MORE OR LESS BY RECORD, SAID POINT ALSO BEING 1362.09 FEET NORTH 89°06'21" WEST ALONG THE SECTION LINE AND 941.21 FEET SOUTH 0°53'39" WEST AS MEASURED FROM SAID NORTH QUARTER CORNER, SAID POINT ALSO BEING 93.06 FEET PERPENDICULARLY DISTANT EASTERLY FROM ENGINEER STATION 106+80.39 FOR THE SR-126 CONTROL LINE FOR SAID PROJECT AND RUNNING THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD FOR SAID PROJECT THE FOLLOWING 2 COURSES: 1) NORTH 88°46'45" EAST 146.78 FEET ALONG A NORTHERLY LINE OF SAID ENTIRE TRACT AND EXTENSION THEREOF; 2) SOUTH 1°13'20" EAST 49.37 FEET TO A SOUTHERLY LINE OF SAID ENTIRE TRACT; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 88°54'00" WEST 125.06 FEET ALONG SAID SOUTHERLY LINE TO A WESTERLY LINE OF SAID ENTIRE TRACT; THENCE NORTH 25°04'46" WEST 53.69 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

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°27'20" WEST 1345.64 FEET ALONG THE SECTION LINE AND SOUTH 0°32'40" WEST 969.10 FEET TO A POINT ON THE EASTERLY LINE OF A STATE HIGHWAY AND NORTH 89°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°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°37'35" EAST 82.64 FEET); THENCE SOUTH 88°54' WEST 359.18 FEET; THENCE NORTH 1°06' WEST 83.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION DISCLOSED BY WARRANTY DEED RECORDED MARCH 13, 2014 AS ENTRY NO. 2794126 IN BOOK 5974 AT PAGE 646 OF OFFICIAL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, IN FEE, BEING PART OF AN ENTIRE TRACT INCIDENT TO THE WIDENING OF SR-126 AND THE REALIGNMENT OF THE I-15 INTERCHANGE KNOWN AS PROJECT S-15-8(211)332, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARY LINES ARE FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF I-15 THAT IS 220.95 FEET PERPENDICULARLY DISTANT WESTERLY OF ENGINEER STATION 464+91.86 OF THE CONTROL LINE FOR I-15 FOR SAID PROJECT, SAID POINT ALSO BEING 1345.64 FEET NORTH 89°27'20" WEST ALONG THE SECTION LINE, 969.10 FEET SOUTH 0°32'40" WEST, 350.89 FEET NORTH 89°29'00" EAST 83.44 FEET SOUTH 1°06'00" EAST, AND

267.28 FEET NORTH 88°54'00" EAST MORE OR LESS, BY RECORD FROM THE NORTH QUARTER CORNER OF SAID SECTION 28, SAID POINT ALSO BEING 727.70 FEET NORTH 89°06'21" WEST ALONG THE SECTION LINE AND 1035.39 FEET SOUTH 0°53'39" WEST BY MEASUREMENT FROM SAID NORTH QUARTER CORNER AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING 2 COURSES: 1) NORTHERLY 107.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1488.00 FEET, THE CHORD BEARS NORTH 7°02'51" WEST 107.30 FEET; 2) NORTHERLY 320.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1483.17 FEET, THE CHORD BEARS NORTH 11°19'00" WEST 319.56 FEET TO A POINT IN THE EASTERLY LINE OF SAID ENTIRE TRACT AND THE WESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF I-15 PROJECT I-15-7(18)326; THENCE SOUTHERLY 505.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1838.35 FEET, THE CHORD BEARS SOUTH 20°18'26" EAST 503.49 FEET AND ALONG SAID EASTERLY LINE; THENCE SOUTHERLY 157.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1759.86 FEET, THE CHORD BEARS SOUTH 9°32'38" EAST 157.78 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF SAID ENTIRE TRACT; THENCE NORTH 86°41'27" WEST 100.02 FEET ALONG SAID SOUTHERLY LINE TO SAID WESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF I-15; THENCE ALONG SAID WESTERLY RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING 2 COURSES: 1) NORTH 5°23'51" WEST 142.26 FEET; 2) NORTH 11°00'55" WEST 61.69 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

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°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°25' WEST 1282.0 FEET ALONG THE SECTION LINE AND SOUTH 0°35' WEST 1103.99 FEET PERPENDICULAR TO SAID SECTION LINE AND NORTH 83°14' EAST 70.37 FEET AND NORTH 1°47' WEST 334.64 FEET AND NORTH 1°55' WEST 248.63 FEET 76°33' EAST 142.61 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 76°33' WEST 142.61 FEET; THENCE SOUTH 1°55' EAST 248.63 FEET; THENCE SOUTH 1°47' EAST 173.91 FEET; THENCE SOUTH 88°54' WEST 143.9 FEET TO THE EAST LINE OF A HIGHWAY; THENCE SOUTH 25°25' EAST 21.95 FEET ALONG SAID HIGHWAY; THENCE NORTH 88°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°02' EAST OF THE POINT OF BEGINNING; THENCE NORTH 75°02' WEST 54.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION DISCLOSED BY WARRANTY DEED RECORDED MARCH 13, 2014 AS ENTRY NO. 2794125 IN BOOK 5974 AT PAGE 644 OF OFFICIAL RECORDS AND THEREAFTER AN AFFIDAVIT OF CORRECTION RECORDED APRIL 23, 2014 AS ENTRY NO. 2800148 IN BOOK 6003 AT PAGE 396 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, IN FEE, BEING PART OF AN ENTIRE TRACT INCIDENT TO THE WIDENING OF SR-126 AND THE REALIGNMENT OF THE I-15 INTERCHANGE KNOWN AS PROJECT S-15-8(211)332, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28,

TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARY LINES ARE FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF SAID ENTIRE TRACT AT A POINT THAT IS 1345.64 FEET NORTH 89°27'20" WEST ALONG THE SECTION LINE, 969.10 FEET SOUTH 0°32'40" WEST AND 45.55 FEET NORTH 25°04'02" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 28 MORE OR LESS BY RECORD, SAID POINT ALSO BEING 1362.09 FEET NORTH 89°06'21" WEST ALONG THE SECTION LINE AND 941.21 FEET SOUTH 0°53'39" WEST AS MEASURED FROM SAID NORTH QUARTER CORNER, SAID POINT ALSO BEING 93.06 FEET PERPENDICULARLY DISTANT EASTERLY FROM ENGINEER STATION 106+80.39 FOR THE SR-126 CONTROL LINE FOR SAID PROJECT AND RUNNING THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD FOR SAID PROJECT THE FOLLOWING 2 COURSES: 1) NORTH 88°46'45" EAST 146.78 FEET ALONG A NORTHERLY LINE OF SAID ENTIRE TRACT AND EXTENSION THEREOF; 2) SOUTH 1°13'20" EAST 49.37 FEET TO A SOUTHERLY LINE OF SAID ENTIRE TRACT; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 88°54'00" WEST 125.06 FEET ALONG SAID SOUTHERLY LINE TO A WESTERLY LINE OF SAID ENTIRE TRACT; THENCE NORTH 25°04'46" WEST 53.69 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION DISCLOSED BY WARRANTY DEED RECORDED MARCH 13, 2014 AS ENTRY NO. 2794126 IN BOOK 5974 AT PAGE 646 OF OFFICIAL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF I-15 THAT IS 220.95 FEET PERPENDICULARLY DISTANT WESTERLY OF ENGINEER STATION 464+91.86 OF THE CONTROL LINE FOR I-15 FOR SAID PROJECT, SAID POINT ALSO BEING 1345.64 FEET NORTH 89°27'20" WEST ALONG THE SECTION LINE, 969.10 FEET SOUTH 0°32'40" WEST, 350.89 FEET NORTH 89°29'00" EAST 83.44 FEET SOUTH 1°06'00" EAST, AND 267.28 FEET NORTH 88°54'00" EAST MORE OR LESS, BY RECORD FROM THE NORTH QUARTER CORNER OF SAID SECTION 28, SAID POINT ALSO BEING 727.70 FEET NORTH 89°06'21" WEST ALONG THE SECTION LINE AND 1035.39 FEET SOUTH 0°53'39" WEST BY MEASUREMENT FROM SAID NORTH QUARTER CORNER AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING 2 COURSES: 1) NORTHERLY 107.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1488.00 FEET, THE CHORD BEARS NORTH 7°02'51" WEST 107.30 FEET; 2) NORTHERLY 320.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1483.17 FEET, THE CHORD BEARS NORTH 11°19'00" WEST 319.56 FEET TO A POINT IN THE EASTERLY LINE OF SAID ENTIRE TRACT AND THE WESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF I-15 PROJECT I-15-7(18)326; THENCE SOUTHERLY 505.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1838.35 FEET, THE CHORD BEARS SOUTH 20°18'26" EAST 503.49 FEET AND ALONG SAID EASTERLY LINE; THENCE SOUTHERLY 157.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1759.86 FEET, THE CHORD BEARS SOUTH 9°32'38" EAST 157.78 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF SAID ENTIRE TRACT; THENCE NORTH 86°41'27" WEST 100.02 FEET ALONG SAID SOUTHERLY LINE TO SAID WESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF I-15; THENCE ALONG SAID WESTERLY RIGHT OF WAY AND NO-ACCESS LINE THE

FOLLOWING 2 COURSES: 1) NORTH 5°23'51" WEST 142.26 FEET; 2) NORTH 11°00'55" WEST 61.69 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT NORTH 89°27'20" WEST 1345.64 FEET ALONG THE SECTION LINE AND SOUTH 0°32'40" WEST 969.10 FEET AND NORTH 89°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°29' EAST 40.00 FEET; THENCE SOUTH 1°06' EAST 83.44 FEET; THENCE NORTH 88°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°45'40" EAST 141.97 FEET AND NORTH 89°30' EAST 6.0 FEET AND SOUTH 27° EAST 135.20 FEET AND SOUTH 87°30' EAST 357.60 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 87°30' WEST 357.60 FEET; THENCE NORTH 27° WEST 135.20 FEET; THENCE SOUTH 89°30' WEST 6.0 FEET; THENCE NORTH 1°45'40" WEST 141.97 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION DISCLOSED BY WARRANTY DEED RECORDED MARCH 13, 2014 AS ENTRY NO. 2794126 IN BOOK 5974 AT PAGE 646 OF OFFICIAL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF I-15 THAT IS 220.95 FEET PERPENDICULARLY DISTANT WESTERLY OF ENGINEER STATION 464+91.86 OF THE CONTROL LINE FOR I-15 FOR SAID PROJECT, SAID POINT ALSO BEING 1345.64 FEET NORTH 89°27'20" WEST ALONG THE SECTION LINE, 969.10 FEET SOUTH 0°32'40" WEST, 350.89 FEET NORTH 89°29'00" EAST 83.44 FEET SOUTH 1°06'00" EAST, AND 267.28 FEET NORTH 88°54'00" EAST MORE OR LESS, BY RECORD FROM THE NORTH QUARTER CORNER OF SAID SECTION 28, SAID POINT ALSO BEING 727.70 FEET NORTH 89°06'21" WEST ALONG THE SECTION LINE AND 1035.39 FEET SOUTH 0°53'39" WEST BY MEASUREMENT FROM SAID NORTH QUARTER CORNER AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING 2 COURSES: 1) NORTHERLY 107.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1488.00 FEET, THE CHORD BEARS NORTH 7°02'51" WEST 107.30 FEET; 2) NORTHERLY 320.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1483.17 FEET, THE CHORD BEARS NORTH 11°19'00" WEST 319.56 FEET TO A POINT IN THE EASTERLY LINE OF SAID ENTIRE TRACT AND THE WESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF I-15 PROJECT I-15-7(18)326; THENCE SOUTHERLY 505.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1838.35 FEET, THE CHORD BEARS SOUTH 20°18'26" EAST 503.49 FEET AND ALONG SAID EASTERLY LINE; THENCE SOUTHERLY 157.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1759.86 FEET, THE CHORD BEARS SOUTH 9°32'38" EAST 157.78 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF SAID ENTIRE TRACT; THENCE NORTH 86°41'27" WEST 100.02 FEET ALONG SAID SOUTHERLY LINE TO SAID WESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF I-15; THENCE ALONG SAID WESTERLY RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING 2 COURSES: 1) NORTH 5°23'51" WEST 142.26 FEET; 2) NORTH 11°00'55" WEST 61.69 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A RIGHT-OF-WAY FOR INGRESS AND EGRESS APPURTENANT TO PARCEL 4 OVER THE NORTH 25.00 FEET, AS DISCLOSED IN THE QUIT CLAIM DEED RECORDED SEPTEMBER 24, 2004, AS ENTRY NO. 2019913 IN BOOK 3631 AT PAGE 561 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 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°27'20" WEST 1345.64 FEET ALONG THE SECTION LINE AND SOUTH 0°32'40" WEST 969.10 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 25°12'11" EAST 28.95 FEET; THENCE NORTH 88°54' EAST 128.50 FEET; THENCE SOUTH 1°08' WEST 52.50 FEET; THENCE NORTH 87°11'14" EAST 170 FEET; THENCE NORTH 1°06' WEST 70.67 FEET; THENCE SOUTH 89°29' WEST 310.89 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 4 NORTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT IN THE CENTERLINE OF KAYS CREEK SAID POINT BEING LOCATED NORTH 89°27'20" WEST ALONG SECTION LINE 1271.00 FEET (BASIS OF BEARING) AND SOUTH 84.50 FEET AND NORTH 77°13'31" WEST 108.64 FEET FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 28, THENCE SOUTH 77°13'31" EAST 108.64 FEET TO A FOUND IRON PIN AND CAP; THENCE SOUTH 93.00 FEET TO A FOUND IRON PIN AND CAP; THENCE SOUTH 89°36' EAST 98.00 FEET TO A FOUND IRON PIN AND CAP; THENCE SOUTH 172.60 FEET TO A FOUND IRON PIN AND CAP; THENCE EAST 82.31 FEET TO A FOUND IRON PIN AND CAP; THENCE SOUTH 122.67 FEET; THENCE SOUTH 76°33' WEST 463.57 FEET TO A FOUND IRON PIN AND CAP; THENCE NORTH 25°23'48" WEST 118.23 FEET TO A SAID CENTERLINE OF KAYS CREEK; THENCE NORTHEASTERLY THE FOLLOWING FOUR CALLS ALONG SAID CENTERLINE: NORTH 62°44'24" EAST 98.30 FEET TO A POINT CURVATURE; NORTHEASTERLY ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47°32'16" A DISTANCE OF 58.08 FEET (CHORD BEARS: NORTH 38°58'16" EAST 56.43 FEET); THENCE NORTH 15°12'08" EAST 159.73 FEET; THENCE NORTH 16°28'17" EAST 178.284 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 **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 14, 2017** .

A.P.N.: 11-061-0230

Special Warranty Deed - continued

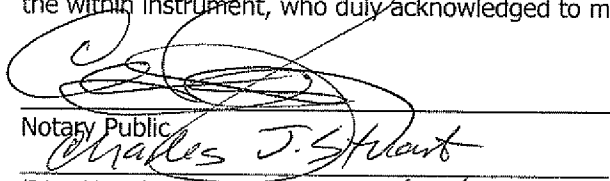
File No.: 395-5847782 (CS)



Francis McKay Winkel, Manager of F.M. Winkel Family L.L.C., a Utah limited liability company

STATE OF Utah)
COUNTY OF Utah) Ss.

On June 14, 2017, personally appeared before me, **Francis McKay Winkel, Manager of F.M. Winkel Family L.L.C., a Utah limited liability company**, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

(Printed Name)

My Commission expires: 6/6/2021

{Seal or Stamp}

