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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/27/2021 11:04:00 AM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:  
JF Land Co., LLC, a Utah limited liability company  
1148 W Legacy Crossing Blvd, Ste 400  
Centerville, UT 84014



File No.: 126975-CAF

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## WARRANTY DEED

Mountain America Federal Credit Union

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

JF Land Co., LLC, a Utah limited liability company

**GRANTEE(S)** of Centerville, 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.:** 12-710-0012 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 26th day of April, 2021.

Mountain America Federal Credit Union

BY: Chris Tapia  
Chris Tapia  
Senior Vice President of Property Services

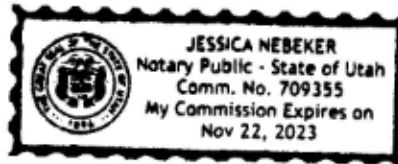
Date: 4/27/21

STATE OF UTAH

COUNTY OF SALT LAKE

On this 26th day of April, 2021, before me, personally appeared Chris Tapia, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Senior Vice President of Property Services on behalf of Mountain America Federal Credit Union.

Jessica Nebeker  
Notary Public



**EXHIBIT A**  
**Legal Description**

All of Lot 2, SYRACUSE WEST PHASE 1 SUBDIVISION, according to the official plat thereof recorded September 13, 2007 as Entry No. 2305927 in Book 4366 at Page 975, in the office of the Davis County Recorder.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 2, Syracuse West Phase 1 Subdivision, according to the official plat thereof, recorded September 13, 2007 as Entry No. 2305927 in Book 4366 at Page 975 in the office of the Davis County Recorder, situate in the Southwest quarter of the Southeast quarter of Section 9, Township 4 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R-199(229). The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said Lot 2; and running thence North 00°20'41" East 13.84 feet along the Westerly boundary line of said Lot 2 to a point 34.50 feet perpendicularly distant Northerly from the Antelope Drive right of way control line of said Project, opposite approximate Engineers Station 7050+75.16; thence South 89°11'36" East 237.44 feet, parallel with said right of way control line, to the Easterly boundary line of said Lot 2 at a point 34.50 feet perpendicularly distant Northerly from the Antelope Drive right of way control line of said Project, opposite approximate Engineers Station 7053+12.60; thence South 00°20'41" West 13.87 feet along said Easterly boundary line to the Southerly boundary line of said Lot 2; thence North 89°11'12" West 237.44 feet along said Southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.