

2185649

BK 4079 PG 721

RETURNED

JUL 19 2006

E 2185649 B 4079 P 721-724
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/19/2006 03:02 PM
FEE \$19.00 Pgs: 4
DEP RTT REC'D FOR GARY ANDERSON

AFTER RECORDED, RETURN TO:

Gregory N. Barrick, Esq.
Durham, Jones & Pinegar
111 East Broadway, Suite 900
Salt Lake City, Utah 84111
Telephone: (801) 415-3000

Parcel ID # 08-057-0034

Warranty Deed

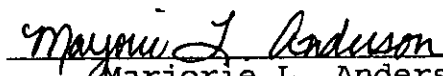
GARY C. ANDERSON and MARJORIE L. ANDERSON, Grantors, of Farmington, Davis County, Utah, hereby CONVEY AND WARRANT to MARJORIE L. ANDERSON, as Trustee of "The Marjorie L. Anderson Revocable Trust," under a Declaration of Trust, dated February 14, 2005, Grantee, of 1191 North Set Court, Farmington, Utah 84025, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the real property in Davis County, State of Utah, commonly referred to as 1191 North Set Court, Farmington, Utah, and more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

WITNESS the hand of said Grantors as of the 21st day of June, 2006.



Gary C. Anderson



Marjorie L. Anderson

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 21st day of June, 2006, personally appeared before me GARY C. ANDERSON and MARJORIE L. ANDERSON, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Katie M. Evans
NOTARY PUBLIC

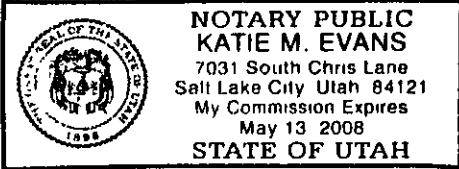


Exhibit "A"
to
Warranty Deed,
Executed by
Gary C. Anderson and Marjorie L. Anderson

The following-described real property located in Davis County, State of Utah, and more particularly described as follows:

BEING IN THE NE1/4 NW1/4 OF SEC 14-T3N-R1W;
SLM: BEG AT A PT 458.93 FT S & 45.54 FT W FR
THE N1/4 COR OF SEC 14; TH SW'LY ALG THE S'LY
R/W OF RELOCATED SHEPARD LANE THE FOLLOW TWO
COURSES S 75[^]23'29" W 322 FT; TH S 54[^]57'51"W
80.43 FT TO THE NE'LY NO-ACCESS LN OF A
FREEWAY KNOWN AS PROJ #I-15; TH SE'LY ALG SD
NO-ACCESS LN THE FOLLOW TWO COURSES; S
53[^]47'E 354.14 FT; TH SE'LY 122 FT ALG THE
ARC OF A 23,093.31 FT RAD CUR TO THE RIGHT;
(NOTE: TANG TO SD CUR AT ITS POB BEARS S
47[^]39'39"E); TH N 418.92 FT TO THE POB. CONT.
1.86 ACRES ALSO: BEG ON S LN OF SHEPARD LANE
AT A PT S 469.25 FT, M/L; & N 89[^]42' W
2698.15 FT FR NE COR OF SEC 14-T3N-R1W, SLM &
RUN TH S 89[^]42' E 129.50 FT ALG S LN OF SD
STR TO W'LY LN OF A STR; TH SE'LY 39.27 FT
ALG ARC OF A 25.0 FT RADIUS CURVE TO RIGHT
ALG SD STR; TH ALG SD STR S 0[^]18' W 396.01
FEET AND SOUTHERLY 18.69 FEET ALONG THE ARC
OF A 25.0 FOOT RADIUS CURVE TO THE RIGHT AND
SOUTHERLY AND EASTERLY 126.80 FEET ALONG THE
ARC OF A 50.0 FOOT RADIUS CURVE TO THE LEFT
TO NORTHWEST CORNER OF LOT 6, OAKRIDGE
COUNTRY CLUB ESTATES PLAT A; THENCE S
12[^]10'01" 102.20 FT ALG WEST LN OF SAID LOT;
TH S 88[^]52' E 98.85 FT TO E LN SD LOT 6; TH S
1[^]08' W 174.24 FT TO SE COR LOT 6 AS AMD; TH
47[^]03'49" W 97.88 FT & N 31[^]4'07" W 169.76 FT
& NW'LY 249.88 FT ALG ARC OF A 23,093.31 FT
RADIUS CURVE TO LEFT ALG A ST HWY R/W TO A PT
S 2[^]29'25" E OF POB; TH N 2[^]29'25" W 375.16
FT TO POB. CONT. 1.995 ACRES LESS &
EXCEPTING: BEG ON SE COR OF ANDERSON PPTY AS
PLATTED BY BALLING ENG. & ON RECORD AT THE
DAVIS CO RECORDERS OFFICE FILE # 001529; SD
PT ALSO BEING ON THE N'LY R/W LN OF US HWY I-
15 DESC AS S 00[^]21'03" E ALG 1/4 SEC LN
1228.89 FT & E 261.76 FT FR N1/4 COR OF SEC
14-T3N-R1W SLM; & RUN TH ALG N'LY R/W OF SD
US HWY I-15 FOR THE FOLLOWING (3) COURSES:
(1) N 47[^]03'49"W 97.88 FT (2) N 31[^]41'07" W

169.76 FT (3) N 47°37'15" W 11.13 FT; TH N 16°20'26" E 64.72 FT TO THE S'LY LN OF A CUL-DE-SAC ON THE S END OF SET COURT STR; TH ALG THE ARC OF A 50 FT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE IS 23°04'26" CHORD BEARING S 73°39'51" E 20.00 FT) 20.14 FT ALG SD S'LY LN OF THE CUL-DE-SAC; TH S 16°20'26" W 51.705 FT; TH S 31°41'07" E 171.605 FT; TH S 47°03'49" E 77.295 FT; TH S 01°08'00" W 26.825 FT TO THE POB. CONT. 0.15 ACRES. TOTAL ACREAGE 1.845 ACRES. ALSO: BEG AT A PT ON THE S'LY R/W LN OF SHEPARD LANE SD PT BEING S 00°21'03" E ALG SEC LN 431.18 FT & N 89°42'00" W ALG THE R/W LN 39.69 FT FR THE N 1/4 COR OF SEC 14-T3N-R1W, SLM; SD PT ALSO BEING THE NW COR OF PROP CONV IN 1492-528; & RUN TH S 2°29'25" E 224.52 FT; M/L; TH S 00°04'52" W ALG THE E LN OF A 1 CHAIN WIDE STR AS SHOWN ON A PLAT BY JAMES T WORKMAN AS FILED WITH THE DAVIS CO. RECORDERS OFFICE, 249 FT, M/L; TO A PT ON THE N'LY R/W LN OF US HWY I-15; TH N 47°37'15" W ALG SD R/W LN 89.23 FT; TH N 00°04'52" E ALG THE W LN OF A 1 CHAIN WIDE STR AS SHOWN ON A PLAT BY JAMES T. WORKMAN AS FILED WITH THE DAVIS CO RECORDERS OFFICE, 3.32 FT; TH SE'LY 71.52 FT ALG THE ARC OF A 23,093.31 FT RADIUS CURVE TO THE RIGHT; (NOTE: TANG TO SD CURVE AT ITS POB BEARS S 47°39'39" E) TH N 418.92 FT; TH S 75°23'29" W 53.12 FT; TH N 00°04'52" E 22.00 FT TO PT ON THE S'LY R/W LN OF SHEPARD LANE; TH N 70°57'56" E ALG SD R/W 55.86 FT; TH S 89°42'00" E ALG SD R/W 3.18 FT TO THE POB. CONT. 0.16 ACRES. TOTAL ACREAGE 3.865 ACRES