

Mail Recorded Deed and Tax Notice To:
Layton City Corporation, a body politic of the State of Utah
437 N. Wasatch Drive
Layton, UT 84041



File No.: 144764-KAC

WARRANTY DEED

Terraventure Development, LTD.

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

Layton City Corporation, a body politic of the State of Utah

GRANTEE(S) of Layton, 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

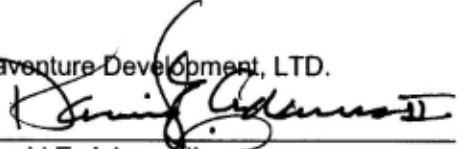
TAX ID NO.: 12-110-0292 (for reference purposes only)

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 12th day of July, 2021.

Terraventure Development, LTD.

BY:

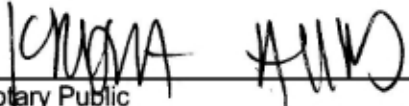


David E. Adams, II
Partner

STATE OF UTAH

COUNTY OF DAVIS

On 12th day of July, 2021, before me, personally appeared David E. Adams, II, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Terraventure Development, LTD.



Notary Public

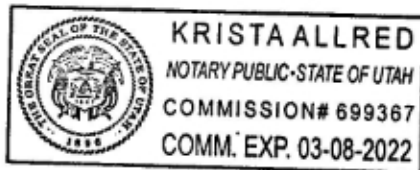


EXHIBIT A
Legal Description

A parcel of land located in the Southeast quarter of Section 25, Township 4 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest corner of said quarter section and running thence South 89°49'48" East along the North line of said quarter section (NAD83 bears South 89°28'52" East between the center and East quarter of Section 25) 276.65 feet to a point on a non-tangent curve; thence Southeasterly along the arc of a 4,958.00 foot radius curve to the right, center bears South 33°04'12" West, through a central angle of 05°17'55" a distance of 458.51 feet (chord bears South 54°16'51" East 458.34 feet); thence North 89°49'48" West 649.62 feet to a point on the West line of said quarter section; thence North 00°10'55" East along said West line 266.48 feet to the point of beginning.

The Warranty Deed signed by Terraventure Development, Ltd. a Utah corporation, dated the ___ day of July, 2021, has been accepted by Layton City on the 8th day of July, 2021.



Joy Petro
JOY PETRO, Mayor

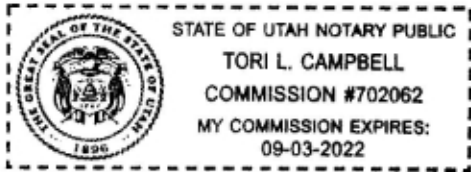
ATTEST:

Kimberly S Read
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM
BY [Signature] 7/6/2021

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 8 day of July, 2021, personally appeared before me JOY PETRO, who duly acknowledged to me that she is the MAYOR of LAYTON CITY, and that the document was signed by her in behalf of said corporation, and JOY PETRO acknowledged to me that said corporation executed the same.



Tori L. Campbell
NOTARY PUBLIC

3372460
BK 7739 PG 1971

E 3372460 B 7739 P 1971-1974
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/15/2021 4:59:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
Layton City Corporation
437 North Wasatch Drive
Layton, UT 84041



File No.: 142614-KAP

WARRANTY DEED

Spyros Sam Manes and Caryn Sorenson Manes, as joint tenants

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

Layton City Corporation

GRANTEE(S) of Layton, 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.: 12-110-0136 (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 15th day of April, 2021.

Spyros Sam Manes
Spyros Sam Manes

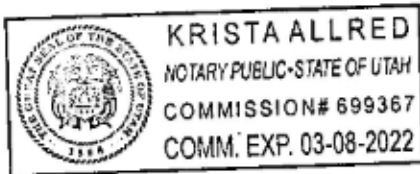
Caryn Sorenson Manes
Caryn Sorenson Manes

STATE OF UTAH

COUNTY OF DAVIS

The foregoing instrument was acknowledged before me this 15th of April, 2021 by Spyros Sam Manes and Caryn Sorenson Manes.

Krista Allred
Notary Public



The Warranty Deed signed by Spyros Sam Manes and Caryn Sorenson Manes, dated the 15th day of April, 2021, has been accepted by Layton City on the 15th day of April, 2021.



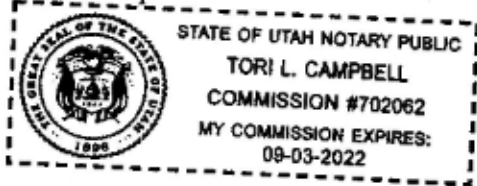
Joy Petro
JOY PETRO, Mayor

ATTEST:

Kimberly S Read
KIMBERLY S READ, City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 15th day of April, 2021, personally appeared before me JOY PETRO, who duly acknowledged to me that she is the MAYOR of LAYTON CITY, and that the document was signed by her in behalf of said corporation, and JOY PETRO acknowledged to me that said corporation executed the same.



Tori L. Campbell
NOTARY PUBLIC

EXHIBIT A
Legal Description

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION, SAID POINT BEING LOCATED SOUTH 89°49'48" EAST ALONG SAID SOUTH LINE (NAD83 BEARS S 89°28'52" E) 255.75 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE NORTH 00°10'55" EAST 112.82 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 5,042.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 32°10'28" WEST, THROUGH A CENTRAL ANGLE OF 02°20'35" A DISTANCE OF 206.17 FEET (CHORD BEARS SOUTH 56°39'15" EAST 206.16 FEET) TO SAID SOUTH LINE; THENCE NORTH 89°49'48" WEST ALONG SAID SOUTH LINE 172.58 FEET AND THE POINT OF BEGINNING.