

3325277  
BK 7655 PG 1061

E 3325277 B 7655 P 1061-1064  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/11/2020 11:11:00 AM  
FEE \$0.00 Pgs: 4  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

## Warranty Deed

Davis County

Tax ID No. 11-022-0055

11-022-0056

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:490

113053-01P

Todd Fullmer and Molly Fullmer, husband and wife as joint tenants Grantor,  
of Layton, County of Davis, State of Utah, hereby CONVEY  
AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at  
4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of  
TEN (\$10.00) Dollars, and other good and valuable considerations, the  
following described parcel of land in Davis County, State of Utah, to-wit:

Two parcels of land in fee, being part of an entire tract of property, situate in the  
NE1/4 SE1/4 and the SE1/4 SE1/4 of Section 23, and the SW1/4 SW1/4 of Section 24,  
Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of  
existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcels  
of land are described as follows:

Beginning at the northeast corner of said entire tract, which point is 119.00 feet  
N.89°40'00"E. and 1532.40 feet North and 174.77 feet West (Record Point of Beginning  
is 119.00 feet N.89°40'00"E. and 840.20 feet N.00°89'00"E. and 694.40 feet  
N.00°16'00"W., more or less, and 210.57 feet S.88°34'00"W., more or less,) from the  
Southeast corner of said Section 23; and running thence S.00°26'00"E. 295.97 feet  
along the easterly boundary line of said entire tract to a point 145.62 feet  
perpendicularly distant westerly from the US-89 right of way control line of said Project,  
opposite approximate Engineers Station 1236+07.62; thence N.14°43'23"W. 71.16 feet  
to a point of curvature of a curve to the right with a radius of 3456.50 feet at a point  
154.28 feet perpendicularly distant westerly from the US-89 right of way control line of  
said Project, opposite Engineers Station 1236+78.25; thence northerly along said curve  
with an arc length of 231.25 feet, chord bears N.12°48'23"W. 231.21 feet, more or less,  
to the northerly boundary line of said entire tract at a point 175.66 feet radially distant  
westerly from the US-89 right of way control line of said Project, opposite approximate

Engineers Station 1239+05.64; thence N.88°34'00"E. 67.12 feet along said northerly 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.

The above described parcel of land contains 10,504 square feet in area or 0.241 acre.

Also:

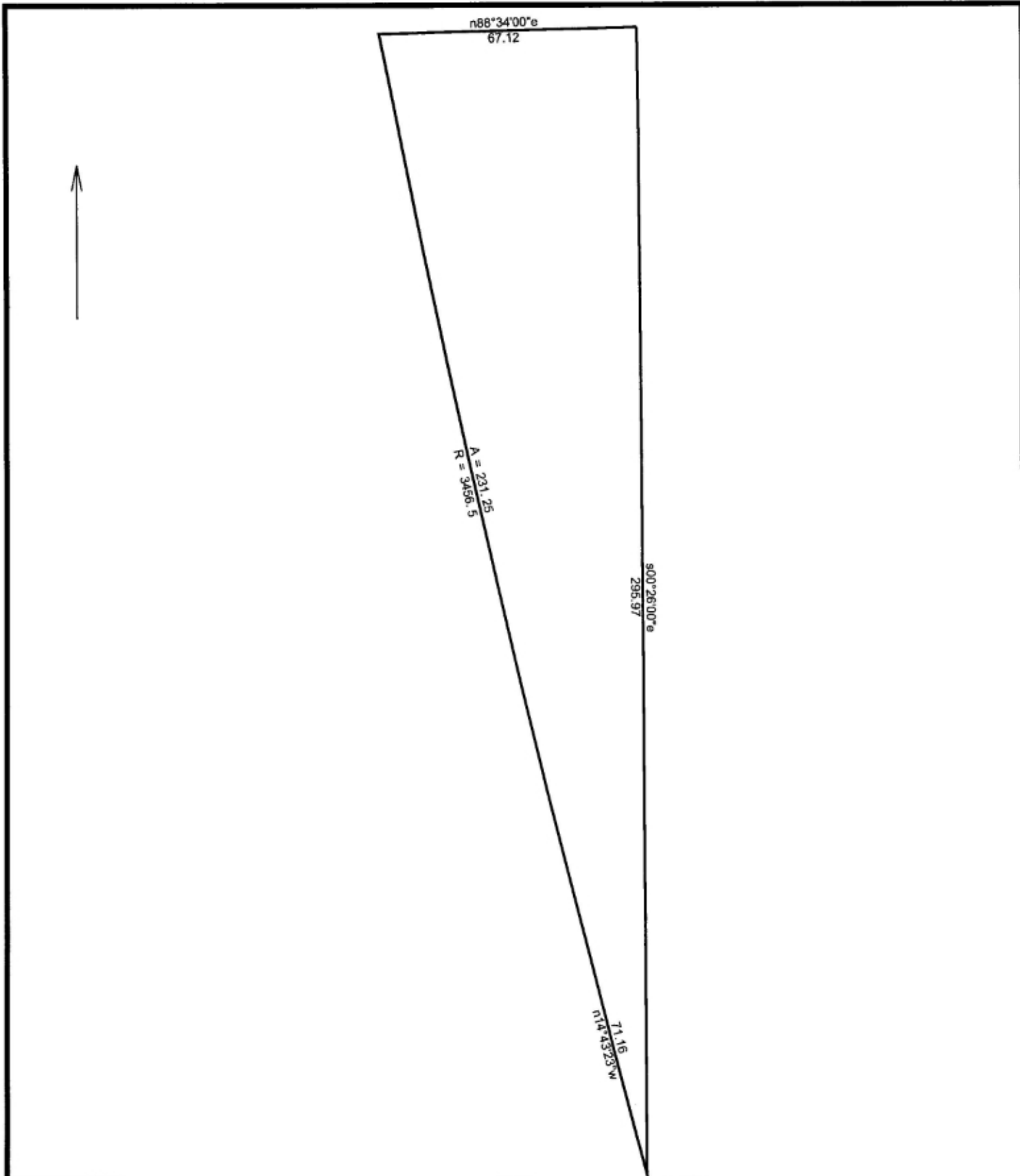
Beginning at the intersection of the southerly boundary line of said entire tract and the existing westerly right of way and limited-access line of US-89, which point is 119.00 feet N.89°40'00"E. and 1070.16 feet North and 32.41 feet West from the Southeast corner of said Section 23; and running thence S.89°02'00"W. 105.43 feet along said southerly boundary line to a point 133.84 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1234+36.41; thence N.01°43'56"W. 40.66 feet to point 129.59 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1234+76.85; thence N.14°43'23"W. 88.58 feet to a northerly boundary line of said entire tract at a point 140.37 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1235+64.77; thence N.89°25'00"E. 129.44 feet along said northerly boundary line to said existing westerly right of way and limited-access line; thence S.00°07'37"W. (Record Southerly) 125.85 feet along said existing westerly right of way and limited-access 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.

The above described parcel of land contains 14,418 square feet in area or 0.331 acre.

The above combined described parcels of land contain 24,922 square feet in area or 0.572 acre.

(Basis of Bearing is S.89°31'42"E. between the Southeast corner of Section 23 and the South Quarter corner of Section 24)





13821\_S-0089(406)398\_14P\_490\_DeedPlot

3/27/2019

Scale: 1 inch= 33 feet

File: 13821\_S-0089(406)398\_14P\_490\_DeedPlot.ndp

Tract 1: 0.2411 Acres (10504 Sq. Feet), Closure: n45.2416w 0.01 ft. (1/130196), Perimeter=666 ft.

01 s00.2600e 295.97

02 n14.4323w 71.16

03 Rt, r=3456.50, arc=231.25, chord=n12.4823w 231.21

04 n88.3400e 67.12

3325278  
BK 7655 PG 1065

E 3325278 B 7655 P 1065-1068  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/11/2020 11:11:00 AM  
FEE \$0.00 Pgs: 4  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

## Warranty Deed

Davis County

Tax ID No. 11-022-0055

11-022-0056

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:490:ST

113053 JUP

Todd Fullmer and Molly Fullmer, husband and wife as joint tenants Grantor,  
of Layton, County of Davis, State of Utah, hereby CONVEY  
AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at  
4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of  
TEN (\$10.00) Dollars, and other good and valuable considerations, the  
following described tract of land in Davis County, State of Utah, to-wit:

A tract of land in fee, being all of the remainder of an entire tract of land, situate  
in the NE1/4 SE1/4 and the SE1/4 SE1/4 of Section 23, and the SW1/4 SW1/4 of  
Section 24, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the  
widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of  
said parcels of land are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract  
and the westerly highway right of line of US-89 of said Project, which point is  
119.00 feet N.89°40'00"E. and 1532.40 feet North and 174.77 feet West and 67.12 feet  
S.88°34'00"W. (Record Point of Beginning is 119.00 feet N.89°40'00"E. and 840.20 feet  
N.00°89'00"E. and 694.40 feet N.00°16'00"W., more or less, and 210.57 feet  
S.88°34'00"W., more or less, and 67.12 feet S.88°34'00"W.) from the Southeast corner  
of said Section 23; and running thence along said westerly highway right of way line the  
following two (2) courses and distances: (1) southerly along a curve to the left with an  
arc length of 231.25 feet with a radius of 3456.50 feet, chord bears S.12°48'23"E.  
231.21 feet; (2) thence S.14°43'23"E. 71.16 feet to the easterly boundary line of said  
entire tract; thence along the boundary lines of said entire tract the following two  
(2) courses and distances: (1) S.00°26'00"E. 41.86 feet; (2) thence N.89°25'00"E.  
10.66 feet; thence along said westerly highway right of way line the following two  
(2) courses and distances: (1) S.14°43'23"E. 88.58 feet; (2) thence S.01°43'56"E.

40.66 feet to the southerly boundary line of said entire tract and the northerly boundary line of Jones Subdivision; thence S.89°02'00"W. 207.07 feet along said southerly boundary line of said entire tract and northerly boundary line of Jones Subdivision to the southwest corner of said entire tract; thence along the westerly boundary line of said entire tract and the easterly boundary line of Fernwood Hollow No. 4 Subdivision and Fernwood Hollow No. 5 Subdivision the following 2 courses and distances: (1) N.01°55'00"W. 407.61 feet (record 428.29 feet); (2) thence N.11°35'00"W. 56.41 feet (record 20.31 feet) to the northerly boundary line of said entire tract; thence N.88°34'00"E. 127.99 feet to the 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.

The above described tract of land contains 76,275 square feet in area or 1.751 acres.

(Basis of Bearing is S.89°31'42"E. between the Southeast corner of Section 23 and the South Quarter corner of Section 24)

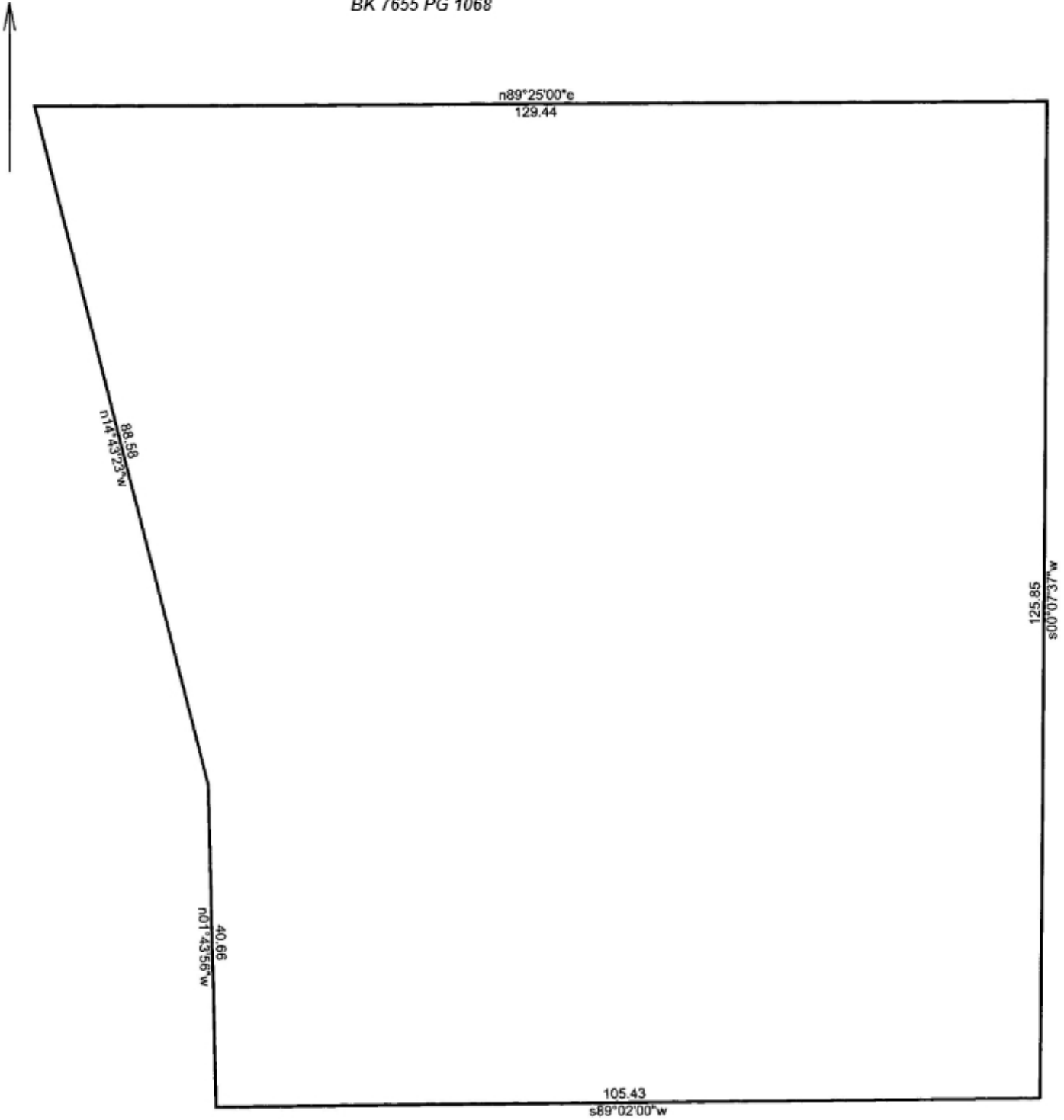
Subject to:

A non-exclusive easement for ingress and egress and incidental purposes more particularly described as follows:

Beginning at a point which is S.89°46'E. 89.50 feet along the Section line N.00°26'W. 1,197.72 feet S.89°25'W. 140.41 feet and N.00°26'W. 155.12 feet from the Southeast corner of Section 23, Township 4 North, Range 1 West, Salt Lake Base and Meridian, US. Survey; and running thence N.89°25'E. 140.41 feet to the Westerly line of Highway No 89; thence No. N.00°58'38"W. 30 feet along said Westerly line; thence S.89°25'W. 140.41 feet, thence S.00°26'E. 30 feet to the point of beginning.



3325278  
BK 7655 PG 1068



13821\_S-0089(406)398\_14P\_490\_Also\_DeedPlot

3/27/2019

Scale: 1 inch= 18 feet

File: 13821\_S-0089(406)398\_14P\_490\_Also\_DeedPlot.ndp

Tract 1: 0.3310 Acres (14418 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/157878), Perimeter=490 ft.

01 s89.0200w 105.43  
02 n01.4356w 40.66  
03 n14.4323w 88.58  
04 n89.2500e 129.44  
05 s00.0737w 125.85



RETURNED

JUN 28 1999

210

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right-of-Way, Fourth Floor,  
Box 148420  
Salt Lake City, Utah 84114-8420

SW 24-4N-1W

SE 23-4N-1W

11-022-0035,0036

**Warranty Deed**

E 1527894 B 2524 P 24  
SHERYL L. WHITE, DAVIS CNTY RECORDER  
1999 JUN 28 7:16 AM FEE .00 DEPT MT  
REC'D FOR UTAH DEPT OF TRANSPORTATION

Davis County

Parcel No. 9124:44:T  
Project No. \*HDP-9124(002)

Wanda Marie Snarr, aka Wanda S. Snarr, Grantor,  
of Layton, County of Weber, State of Utah,  
hereby CONVEY AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, at  
4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum  
of Ten (\$10.00) Dollars,  
and other good and valuable considerations, the following described tract of land  
in Davis County, State of Utah, to-wit:

A tract of land in fee for the widening of an existing expressway, State Route 89,  
known as project No. 9124, being all of an entire tract of property situate in the  
SE 1/4 of Section 23 and the SW 1/4 of Section 24, T. 4 N., R. 1 W., S.L.B. & M. The  
boundaries of said tract of land are described as follows:

Beginning in the westerly right-of-way and limited-access line of said State  
Route 89 at a point 161.60 feet S. 89°46'00" E. and 1273.10 feet N. 00°26'00" W. and  
72.00 feet S. 89°25'00" W. from the Southwest corner of said Section 24, and running  
thence N. 00°26'00" W. 77.56 feet; thence S. 89°25'00" W. 140.41 feet; thence  
S. 00°26'00" E. 155.12 feet; thence N. 89°25'00" E. 140.41 feet, more or less, to  
said westerly right-of-way and limited-access line; thence N. 00°26'00" W.  
77.56 feet 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.

The above described tract of land contains 21,780 square feet or 0.500 acre, more  
or less.

Continued on Page 2



WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

## Warranty Deed

Davis County

Tax ID No. 11-028-0054  
& 11-030-0007  
Parcel No. 0089:85:T  
Project No. SP-0089(98)334

163839

Stewart E. Barlow and Rose Marie Barlow, A.K.A. Marie Barlow, his wife as joint tenants with full rights of survivorship and not as tenants in common, Grantor, of Layton City, County of Davis, State of Utah, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the following described parcels of land in Davis County, State of Utah, to-wit:

Two parcels of land in fee for the widening of an existing expressway US-89 an adjacent frontage road known as Project No. SP-0089(98)334, being all of entire tracts of land, situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 23, T. 4 N., R. 1 W., S.L.B. & M. The boundaries of said entire tracts of land are described as follows:

### Parcel 1

All of lot 54 of Fernwood Hollow No.5 Layton City, Davis County, Utah according to the official plat thereof. The above described parcel of land contains 34,867 square feet or 0.800 acres in area.

### Parcel 2

A part of lot 2, of Jones Subdivision, Layton City Davis County, Utah according to the official plat thereof. Beginning at the Northeast corner of said lot 2; and running thence S. 88°02' W. 47.43 feet along the north line of said lot 2; thence S. 1°55' E. 48.00 feet; thence S. 80°34'14" E. 50.44 feet to the east line of said lot 2; thence N. 3°55' W. 58.00 feet along said east line to the point of beginning. The above described tract of land contains 2,562 sq. ft. or 0.059 acre in area.

Total two parcels contain 37,429 sq. Ft. or 0.859 acres in area.

Continued on page 2

