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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/29/2019 1:29:00 PM
FEE \$0.00 Pgs: 3
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

(LIMITED LIABILITY COMPANY) Tax ID No. 11-032-0027

Davis County

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:512

11 37 16 - JCP

Edgehill Investments, LLC, a Limited Liability Company of the State of Utah, Grantor, 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:

A tract of land in fee, being part of an entire tract of property situate in the SW1/4 NW1/4 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 tract of land are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the existing easterly right of way line of a frontage road, which point is 2294.00 feet North along the Section line and 222.30 feet East and 528.0 feet N.01°52'00"W. and 60.00 feet N.89°23'00"E. from the Southwest corner of said Section 24; and running thence N.01°52'00"W. 156.70 feet along said existing easterly right of way line to the northerly boundary line of said entire tract; thence East 2.99 feet to a point of curvature of a non-tangent curve to the left with a radius of 975.77 feet at a point 238.28 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1253+55.07; thence southerly along said curve with an arc length of 151.36 feet, chord bears S.12°16'56"E. 151.21 feet to a point of curvature of a non-tangent curve to the left with a radius of 954.00 feet at a point 282.18 feet radially distant easterly from the US-89 right of way control line of said Project, opposite Engineers Station 1252+06.71; thence southerly along said curve with an arc length of 8.82 feet, chord bears S.14°50'12"E. 8.82 feet to the southerly boundary line of said entire tract at a point 285.03 feet radially distant easterly from the US-89 right of way

control line of said Project, opposite approximate Engineers Station 1251+97.99; thence S.89°23'00"W. 32.32 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 parcel of land contains 2,440 square feet in area or 0.056 acre.

(Note: Rotate above bearings 00°33'22" clockwise to equal Highway bearings)

IN WITNESS WHEREOF, said Edgehill Investments, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 29 day of AUGUST, A.D. 2019.

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

Edgehill Investments, LLC
Limited Liability Company

By *Richard D. Craithorne*
RICHARD D. CRAITHORNE Manager

On this, the 29 day of AUGUST, 2019, personally appeared before me RICHARD D. CRAITHORNE, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Edgehill Investments, LLC a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Jim C. Morris
Notary Public

