

3183555  
BK 7337 PG 744

E 3183555 B 7337 P 744-745  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/30/2019 9:56:00 AM  
FEE \$0.00 Pgs: 2  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AG

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

113190 - JLP

## Warranty Deed

(LIMITED LIABILITY COMPANY) Tax ID No. 11-033-0007  
Davis County PIN No. 13821  
Project No. S-0089(406)398  
Parcel No. 0089:504:T

Knowlton Properties, 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 all of an entire tract of property situate in the NW1/4 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 tract of land are described as follows:

Beginning on East line of property conveyed to State Road Commission 408-307 & southerly boundary line of grantors land at point 2284 feet North & 282.3 feet E from SW corner Section 24, T4N-R1W, SLM: thence N 89°23' E 600 feet; thence N 1°52' W 264 feet thence S 89°23' W 600 feet; thence S 1°52' E 264 feet to point of beginning.

The above described tract of land contains 158,362 square feet in area or 3.636 acres.

IN WITNESS WHEREOF, said Knowlton Properties, 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 )

Knowlton Properties, LLC  
Limited Liability Company

By Franklin R. Knowlton  
Franklin R. Knowlton  
General Manager

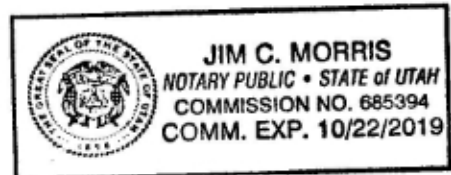
By Janice K. Christensen  
Janice K. Christensen  
General Manager

By Maggie K. Thorpe  
Maggie K. Thorpe  
General Manager

On this, the 29 day of AUGUST, 2019, personally appeared before me Franklin R. Knowlton, Janice K. Christensen and Maggie K. Thorpe, General Managers, the above officers who acknowledged themselves to be the manager's <sup>of</sup> member of Knowlton Properties, 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 themselves as the manager's.

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

Jim C. Morris  
Notary Public



3184069  
BK7338 PG 750

E 3184069 B 7338 P 750-751  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/3/2019 11:36:00 AM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR COTTONWOOD TITLE

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

## Warranty Deed

(TRUSTEE)

Davis County

Tax ID. No. 11-033-0005

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:507:T

113717-3CE

Gail A. Whitesides Knowlton, Trustee and Successor Trustee for Edward Ute Knowlton of the Ute and Gail Knowlton Trust dated the 29<sup>th</sup> day of November, 1991, Grantor, of Layton, County of Davis, State of Utah, hereby CONVEYS AND WARRANTS 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 all of an entire tract of property situate in the NW1/4 SW1/4 and 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 2558.16 feet North & 273.70 feet East from the Southwest corner of Section 24, T4N-R1W, SLM: said point being on the easterly line of a frontage road as conveyed to State Road Commission by 409-587 thence N 89°23' E 600 feet; thence N 1°52' W 132 feet; thence S 89°23' W 600 feet more or less, to easterly line said frontage road; thence S 1°52' E 132 feet along easterly line parallel to & 145 feet distant easterly from center line of highway to the point of beginning.

The above described tract of land contains 79,181 square feet in area or 1.818 acres.

WITNESS, the hand of said Grantor, this 30 day of AUGUST, A.D. 2019.

The Ute and Gail Knowlton trust  
dated ~~the~~ <sup>the</sup> 29th day of November, 1991

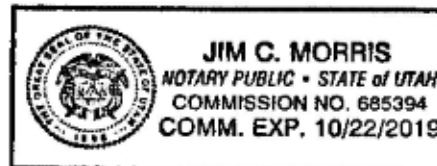
STATE OF UTAH                    )  
  ) ss.  
COUNTY OF DAVIS            )

Gail A Whitesides Knowlton  
Gail A Whitesides Knowlton, <sup>successor</sup>  
Successor Trustee for Trustee  
Edward Ute Knowlton

Gail A. Whitesides Knowlton  
Gail A. Whitesides Knowlton, Trustee  
Trustee

On the date first above written personally appeared before me, Gail A. Whitesides Knowlton, Trustee and Successor Trustee for Edward Ute Knowlton of the Ute and Gail Knowlton Trust dated the 29<sup>th</sup> day of November, 1991, who, being by me duly sworn, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust, and that as Trustees they executed the same.

Jim C Morris  
Notary Public



3183271  
BK 7336 PG 698

E 3183271 B 7336 P 698-700  
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

Continued on Page 2  
LIMITED LIABILITY COMPANY RW-01LL (11-01-03)

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 )

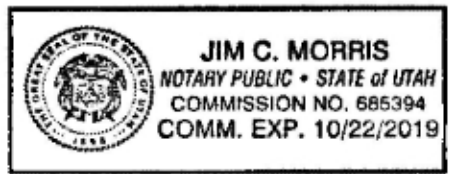
Edgehill Investments, LLC  
Limited Liability Company

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



**RETURNED**  
**FEB 14 2012**

2643535  
BK 5458 PG 119

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

E 2643535 B 5458 P 119-120  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/14/2012 10:28 AM  
FEE \$0.00 Pgs: 2  
DEP RT REC'D FOR FOUNDERS TITLE CO  
- LAYTON

## Warranty Deed

(TRUSTEE)

Davis County

Tax ID. No. 11-032-0025

Parcel No. 0089:95:T

Project No. SP-089(98)334

ROBERT J. MCcALMANT and JUDY N. MCcALMANT, Trustees of THE ROBERT J. AND JUDY N. MCcALMANT REVOCABLE LIVING TRUST dated February 4, 2002, 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 parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee for the widening of an existing expressway, US-89, known as Project No. SP-0089(98)334, being all of an entire tract of land, situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 24, T. 4 N., R. 1 W., S.L.B. & M. The boundaries of said entire tract of land are described as follows:

Beginning at the grantors northwest corner of said entire tract of land which point is located 3162.00 feet North and 239.00 feet East from the Southwest corner of said section 24, said point being on the easterly right-of-way line of frontage road of said US-89 as described by book 411, page 54, at a point 145.00 feet perpendicularly distant easterly from the centerline of said US-89, and running thence East 600.00 feet to the east boundary line of said grantors land; thence S. 1° 52' 00" E. 198.00 feet to the south boundary line of said grantors land; thence West 600.00 feet, to said easterly right-of-way line of frontage road of US-89; thence N. 1° 52' 00" W. 198.00 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 entire tract of land contains 2.726 acres in area.

Continued on Page 2

TRUSTEE RW-01T (11-01-03)



Together with any and all abutter's rights of underlying fee to the center of existing rights of way appurtenant to this conveyance.

WITNESS, the hand of said Grantor, this 6<sup>th</sup> day of February, A.D. 20 12.

Signed in the presence of:

Wendy Hansen  
Terry Butcher

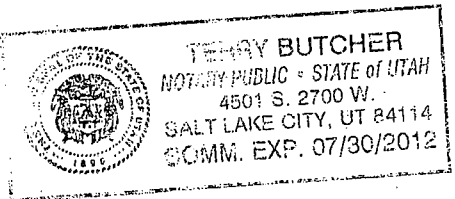
STATE OF Utah )  
COUNTY OF Salt Lake ) ss.

Robert J. McCAlmant  
Robert J. MCCAlmant, Trustee  
Judy N. McCAlmant  
Judy N. McCAlmant  
Judy N. MCCAlmant, Trustee

On the date first above written personally appeared before me, \*\*\* Robert J. McCAlmant, who, being by me duly sworn, acknowledged to me that he signed the within and foregoing instrument in accordance with the authority as Trustee given under the instrument creating said Trust, and that as Trustee he executed the same.

\*\*\* Judy N. McCAlmant  
AKA Judith N. McCAlmant  
\*\*\* ROBERT J. MCCALMANT and JUDY N. MCCALMANT, Trustees of the ROBERT J. AND JUDY N. MCCALMANT REVOCABLE LIVING TRUST DATED February 4, 2002

Terry Butcher  
Notary Public



E 3137464 B 7174 P 730-732  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/08/2019 02:56 PM  
FEE \$0.00 Pgs: 3  
DEP RTT REC'D FOR FOUNDERS TITLE C  
0 - LAYTON

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

**RETURNED**  
**JAN 08 2019**

**Warranty Deed**

(TRUSTEE)  
*18-024715*  
Davis County

Tax ID No. 11-032-0028  
Parcel No. 0089:128:T  
Project No. S-0089(406)398  
Pin No: 13821

Arthur R. Thompson and Shirley H. Thompson, Trustees of The Thompson Family Trust dated the 6 day of December, 2010, Grantors, of Layton, County of Davis, 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, US-89 known as Project No. S-0089(406)398, being all of an entire tract of property, situate in the SW1/4 NW1/4 of Section 24, in T.4N., R.1W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at a point on the Easterly line of a frontage road at a point North 2294 feet and East 222.3 feet and North 1°52' West 396 feet and North 89°23' East 60.0 feet from the Southwest corner of Section 24, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°23' East 600 feet; thence North 1°52' West 132 feet; thence South 89°23' West 600 feet, more or less, to the Easterly line of said frontage road, thence South 1°52' East 132 feet to the point of beginning.

The above described tract of land contains 79,181 square feet in area or 1.82 acres.

Continued on page 2

WITNESS, the hands of said Grantors, this 8 day of JANUARY, A.D. 20 19.

Signed in the presence of:

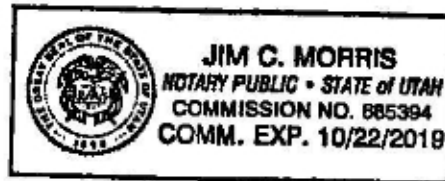
Jim Morris

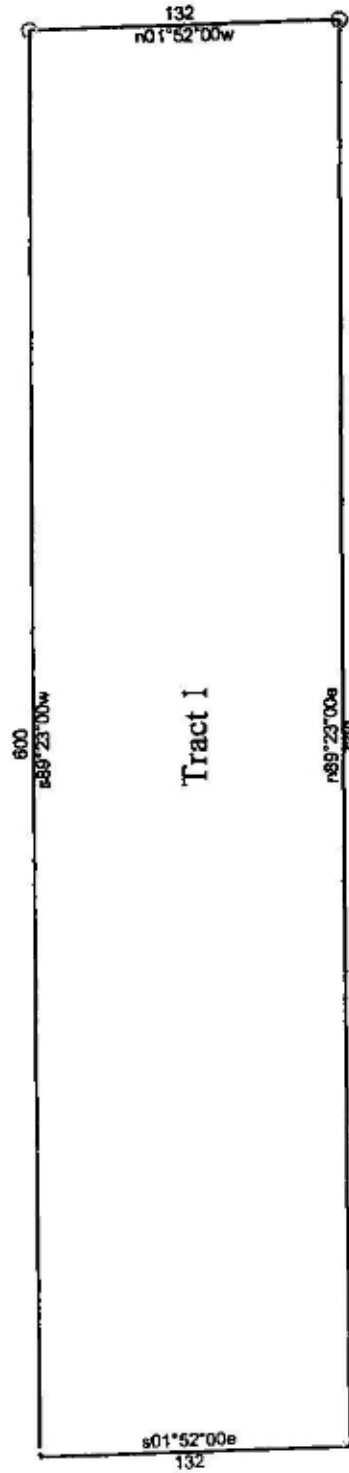
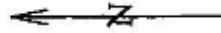
STATE OF UTAH )  
COUNTY OF DAVIS ) ss.

TRUSTEE  
Arthur R. Thompson  
Arthur R. Thompson  
Shirley H. Thompson *Trustee*  
Shirley H. Thompson

On the date first above written personally appeared before me, Arthur R. Thompson and Shirley H. Thompson, Trustees of The Thompson Family Trust dated the 6 day of December, 2010, who, being by me duly sworn, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust, and that as Trustees they executed the same.

Jim Morris  
Notary Public





<b>Parcel 128:T</b>	
07/23/2018	
Scale: 1 inch= 78 feet	File: 13821_S-0089(406)398_03P_128T_DeedPlot.ndp
Tract 1: 1.8177 Acres (79181 Sq. Feet). Closure: n00.0000e 0.00 ft. (1/899999), Perimeter=1464 ft.	
01 n89 2300e 600	
02 n01.5200w 132	
03 s89.2300w 600	
04 s01.5200e 132	