



W2314566

E# 2314566 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
08-JAN-08 11:03 AM FEE \$13.00 DEP JM
REC FOR: FOUNDERS TITLE COMPANY - SYRAC
ELECTRONICALLY RECORDED

Founders Title Company D40074

MAIL TAX NOTICE TO
SETTLERS LANDING LLC
1081 N. 4150 W.
West Point, UT 84015

WARRANTY DEED (CORPORATE FORM)

08-006-0052 *W*

08-006-0042 & 0043 A. *KL KL*

WHEELWRIGHT LUMBER COMPANY a corporation organized and existing under the laws of the State of Utah with its principal office at OGDEN, of County of Weber, State of Utah, Grantor(s) hereby CONVEYS AND WARRANTS TO

SETTLERS LANDING LLC Grantee(s)

of for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract of land in WEBER County, State of UTAH, to-wit:

PARCEL 1

BEGINNING AT A POINT ON THE NORTHEAST CORNER OF RIVERBEND TOWNHOMES PHASE 1, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING NORTH 89°07'24" WEST ALONG SECTION LINE(BASIS OF BEARING) 1164.39 FEET AND SOUTH 192.39 FEET FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTHEASTERLY ALONG THE ARC OF A 1112.69 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°09'01" A DISTANCE OF 371.90 FEET (CHORD BEARS NORTH 70°22'07" EAST 370.17 FEET)

THENCE NORTH 79°56'21" EAST 220.82 FEET; THENCE NORTH 85°13'26" EAST 401.79 FEET; THENCE NORTH 79°56'21" EAST 114.14 FEET TO A POINT ON THE INTERSECTION OF THE SOUTH LINE OF MIDLAND DRIVE AND THE WEST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RIGHT OF WAY; THENCE SOUTH 34°21'15" WEST ALONG THE WEST LINE OF SAID RAILROAD 1416.94 FEET TO A POINT ON A 2819.78 FOOT RADIUS CURVE; THENCE NORTH WESTERLY ALONG SAID ARC TO THE RIGHT THROUGH A CENTRAL ANGLE OF 7°07'08" A DISTANCE OF 350.36 FEET(CHORD BEARS NORTH 53°13'57" WEST 350.13 FEET) TO A POINT ON A 1096.89 FOOT NON TANGENT CURVE AND A POINT ON THE EASTERLY LINE OF SAID RIVERBEND TOWNHOMES; THENCE NORTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING 17 CALLS: NORTHEASTERLY ALONG SAID ARC TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°01'23" A DISTANCE OF 306.75 FEET (CHORD BEARS NORTH 36°30'04" EAST 305.75 FEET), NORTH 28°29'22" EAST 91.00 FEET, NORTH 44°13'05" WEST 134.99 FEET, NORTH 45°04'35" EAST 14.38 FEET TO A POINT OF CURVATURE, NORTHWESTERLY ALONG THE ARC OF A 4.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°36'10" A DISTANCE OF 6.33 FEET (CHORD BEARS NORTH 00°13'30" WEST 5.69 FEET), NORTH 45°31'58" WEST 46.20 FEET TO A POINT OF CURVATURE, NORTHWESTERLY ALONG THE ARC OF A 30.49 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°32'21" A DISTANCE OF 24.23 FEET(CHORD BEARS NORTH 22°45'47" WEST 23.60 FEET), NORTH 17.30 FEET, NORTH 75°00'06" WEST 48.86 FEET NORTH 14°59'54" EAST 80.00 FEET TO A POINT OF CURVE, NORTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL OF 34°33'37" A DISTANCE OF 18.10 FEET(CHORD BEARS NORTH 57°43'17" WEST 17.82 FEET) TO A POINT OF REVERSE CURVATURE, NORTHWESTERLY ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°32'08" A DISTANCE OF 26.43 FEET (CHORD BEARS NORTH 54°12'32" WEST 26.18 FEET) TO A POINT OF REVERSE CURVATURE, NORTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°33'37" A DISTANCE OF 18.10 FEET (CHORD BEARS NORTH 50°41'48" WEST 17.82 FEET), NORTH 33°24'59" WEST 54.84 FEET TO A POINT OF CURVATURE, NORTH WESTERLY ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A

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CENTRAL ANGLE OF 50°09'48" A DISTANCE OF 30.64 FEET (CHORD BEARS NORTH 08°20'05" WEST 29.67 FEET) TO A POINT OF THE SOUTH LINE OF MIDLAND DRIVE AND A POINT ON A 1090.92 FOOT RADIUS CURVE, NORTHEASTERLY ALONG SAID ARC AND SOUTH LINE THROUGH A CENTRAL ANGLE OF 01°26'42" A DISTANCE OF 27.51 FEET (CHORD BEARS NORTH 60°04'10" EAST 27.51 FEET), NORTH 29°12'29" WEST 22.00 FEET TO THE POINT OF BEGINNING.
08-006-0052

PARCEL 2 (EASEMENT AND RIGHT OF WAY (Entry #2213591 Weber County Records))
A PERPETUAL EASEMENT AND RIGHT OF WAY, NON-EXCLUSIVE, FOR THE BENEFIT OF EACH PARTY HERETO, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, AND REGRESS FOR ALL ACCESS TO THE GRANTEE'S CONTIGUOUS PROPERTY BUT EXCLUDING ANY TYPE OF CONSTRUCTION USE OR ACCESS ON THE FOLLOWING DESCRIBED PROPERTY.
A ROAD THAT CURRENTLY EXISTS KNOWN AS 3325 SOUTH RIVERBEND CIRCLE, WEST HAVEN, UTAH AS SHOWN ON THE RECORDED PLAT OF RIVERBEND SUBDIVISION PHASE 1 BEING A PART OF SECTION 2 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE.

TOGETHER WITH SUCH RIGHT AS MAY BE NECESSARY AND/OR EXPEDIENT FOR EACH OF SAID PARTIES TO ACCOMPLISH THE PURPOSES OF THIS EASEMENT AND RIGHT OF WAY.

Subject to easements restrictions and rights of way appearing of record or enforceable in law and equity and 2008 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 4th day of January, 2008.

Attest:

Hal W. Wheelwright
Secretary

BY: Paul H. Wheelwright
President

STATE OF UTAH
COUNTY OF WEBER

On the 4th day of January, 2008, personally appeared before me PAUL H. WHEELWRIGHT & HAL W. WHEELWRIGHT who being by me duly sworn, did say, that the said PAUL H. WHEELWRIGHT is the president of Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said, **WHEELWRIGHT LUMBER COMPANY** duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation.

Jim C Morris
NOTARY PUBLIC

My Commission Expires: 10-22-11

Residing at: DAVIS COUNTY

