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BK 7205 PG 798

E 3144679 B 7205 P 798-800  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
2/22/2019 2:21:00 PM  
FEE \$14.00 Pgs: 3  
DEP eCASH REC'D FOR SECURITY TITLE OF DAVIS

Recording Requested by:  
First American Title Insurance Company  
1795 E Legend Hills Drive, Ste 100  
Clearfield, UT 84015  
(801)825-1313

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
The Good Spray LLC  
2056 Mapleridge Drive  
Bountiful, UT 84010

## SPECIAL WARRANTY DEED

(CORPORATE FORM)

Escrow No. **14253-5952693 (lv)**  
A.P.N.: **11-364-0003**

**Kaysville City Redevelopment Agency** a corporation organized and existing under the laws of the State of Utah with its principal office at **23 East Center Street, Kaysville, UT 84037** of **Davis** County, State of **UT**, grantor(s) hereby CONVEY(S) AND WARRANT(S) against all claiming by, through or under it to

of **The Good Spray LLC, a Utah limited liability company**, Grantee of **Bountiful, UT**, for the sum of **Ten** DOLLARS, the following described tract of land in **Davis** County, State of **UT**:

See Attached Exhibit "A"

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under 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 **February 22, 2019**. A.D.

Attest:

  
Maria Devereux, Recorder

[Corporate Seal]



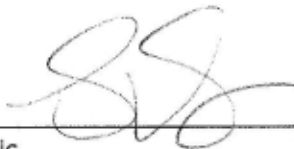
  
By \_\_\_\_\_

Katie Witt, Chairman

STATE OF Utah )  
County of Davis ) ss.

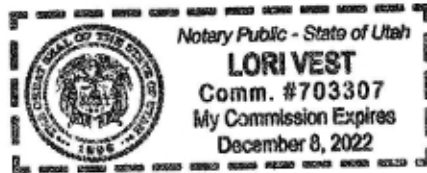
On 2/22/19, before me, the undersigned Notary Public, personally appeared **Katie Witt, Chairman and Authorized Signer of Kaysville City Redevelopment Agency and Maria Devereux, Recorder and Authorized Signer of Kaysville City Redevelopment Agency**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



My Commission Expires: 12/08/22

Notary Public



**EXHIBIT 'A'**

File No.: **14253-5952693 (lv)**

Property: **368 North Main Street, Kaysville, UT 84037**

**Part of Lot 1, Avalon Lot, being described as follows: Beginning at the Southeasterly corner of Lot 1, Avalon Lot also being at a point on the Northerly right of way line of Main Street said point being 1009.39 feet North 00°37'11" East along the Quarter Section line and 956.15 feet North 89°52'19" West from the center of said Section 34, Township 4 North, Range 1 West, Salt Lake Base and Meridian and running thence North 74°59'10" West 91.91 feet along said Northerly right of way line of Main Street; thence North 32°41'29" West 22.07 feet; thence North 02°57'30" East 10.33 feet to a curve to the right; thence Northerly 36.79 feet along said curve (R=300.50', CH=36.76', CHB=N06°27'55" East, D=07°00'50"); thence North 09°58'20" East 63.61 feet; thence North 14°22'47" East 15.32 feet to the Northerly boundary line of said Lot 1; thence South 74°59'08" East 121.62 feet along said Northerly boundary line to the Easterly boundary line of said Lot 1; thence South 15°00'50" West 139.99 feet along said Easterly boundary line to the point of beginning.**

**Together with the following described right of way and easement for ingress and egress: Beginning on the Easterly right of way line of State Highway 106 at a point which is North 46°25' West, 703.50 feet and North 75°10' West 249.27 feet from the Southwest corner of Block 17, Plat D, Kaysville Townsite Survey a part of which lies in Section 34, Township 4 North, Range 1 West, Salt Lake Base and Meridian and running thence North 75°10'00" West 35.36 feet along said Easterly right of way line; thence North 43°35'00" East 159.67 feet; thence North 75°10'00" West 478.29 feet to the Southeasterly line of 600 North Street; thence North 14°12'00" East 43.64 feet along said Southeasterly line to a point of curve; thence Northeasterly 21.35 feet along an 1132.00 foot radius curve to the right to a point (radius bears South 74°43'08" East) on said curve; thence South 75°10'00" East 549.83 feet; thence South 43°35'00" West 233.81 feet to the point of beginning. As established in Cross Easement recorded as Entry No. 1098328, in Book 1726, at Page 354.**

**Together with the following described right of way for access: Beginning at a point on the Easterly line of State Highway 106 at a point which is North 46°25'00" West 703.50 feet and North 75°10'00" West 423.99 feet from the Southwest corner of Block 17, Plat "D", Kaysville Townsite Survey a part of which lies in Section 34, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 75°10'00" West 30.00 feet along said Easterly line; thence North 14°50'00" East 139.99 feet; thence South 75°10'00" East 30.00 feet; thence South 14°50'00" West 139.99 feet to the point of beginning.**

**All Easement and Right of Ways over premises described in Exhibit "A" in that certain Easement Agreement dated March 1, 1978 and Recorded March 22, 1978, in Book 697, at Page 366 of Records.**

**A.P.N. 11-364-0003**