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BK 7293 PG 722

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
6/27/2019 12:32:00 PM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Mail Recorded Deed and Tax Notice To:  
Ogden Clinic Professional Corporation, a Utah corporation  
1491 E. RIDGELINE DRIVE  
SOUTH OGDEN, UT 84405



File No.: 110338-JCP

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## SPECIAL WARRANTY DEED

Robert G. Green and Carole Walters, Co-Trustees of The Green Family Trust dated the 11th day of December, 1989

**GRANTOR(S)** of Kaysville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ogden Clinic Professional Corporation, a Utah corporation

**GRANTEE(S)** of Kaysville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 11-097-0036 and 11-097-0044 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 26th day of June, 2019.

The Green Family Trust dated the 11th day of  
December, 1989

BY: Robert G. Green - TRUSTEE  
Robert G. Green  
Trustee

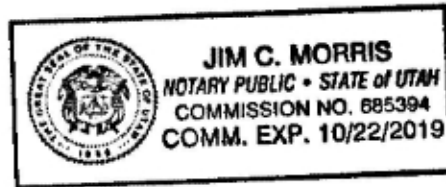
BY: Carole Walters - TRUSTEE  
Carole Walters  
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On the 26th day of June, 2019, personally appeared before me Robert G. Green, Trustee and Carole Walters, Trustee of The Green Family Trust dated the 11th day of December, 1989, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Jim C. Morris  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Beginning at a point on the Westerly line of a street and South line of Kaysville City limits at a point .62 chains South and 22.30 chains East and South 23° East 241 feet from the Northwest corner of the Southwest quarter of Section 33, Township 4 North, Range 1 West, Salt Lake Meridian and running thence South 78°26'55" West 423.17 feet; thence South 34°41' East 362.64 feet; thence South 22°53'35" East 139.2 feet, more or less, to existing fence line; thence South 56°30' West 208.95 feet, more or less, to the Westerly right of way of D&RG Railroad; thence Northwesterly along said right of way 814.16 feet, more or less; thence North 27°30' West 209.95 feet, more or less; thence East 65 feet, more or less, to the Easterly line of D&RG Railroad; thence South 34°41' East 270 feet, more or less, to angle corner of the Kaysville City limits; thence South 88°49' East 680 feet, more or less, to the point of beginning.

LESS the following:

Beginning on the Westerly line of Flint Street at a point South 89°31'10" East 1547.28 feet along the quarter section line and South 265.48 feet from the West quarter corner of Section 33, Township 4 North, Range 1 West, Salt Lake Meridian, in the City of Kaysville and running thence South 78°26'55" West 364.60 feet; thence North 06°52'29" West 298.60 feet to the South line of 200 North Street; thence South 89°22'13" East 300.00 feet along said South line to said Westerly line; thence South 22°53'35" East 238.98 feet along said Westerly line to the point of beginning.

ALSO LESS D&RG Railroad.

**PARCEL 2:**

Beginning 0.62 chains South and 22.3 chains East from the Northwest corner of the Southwest quarter of Section 33, Township 4 North, Range 1 West, Salt Lake Meridian; thence South 23° East 241 feet, more or less, to the South line of Kaysville City limits; thence North 89°49' West 680 feet, more or less, along said South line to the Easterly line of D&RG Railroad; thence North 34°41' West 270 feet, more or less, to the South line of 200 North Street; thence South 88°49' East 710 feet, more or less, along said South line of street to the point of beginning.

LESS the following:

Beginning on the Westerly line of Flint Street at a point South 89°31'10" East 1547.28 feet along the quarter section line and South 265.48 feet from the West quarter corner of Section 33, Township 4 North, Range 1 West, Salt Lake Meridian, in the City of Kaysville and running thence South 78°26'55" West 364.60 feet; thence North 06°52'29" West 298.60 feet to the South line of 200 North Street; thence South 89°22'13" East 300.00 feet along said South line to said Westerly line; thence South 22°53'35" East 238.98 feet along said Westerly line to the point of beginning.