

Mail Tax notice to:

Grantee

832 West 7900 South  
Willard, UT 84340

MNT File No.: 87233

Tax ID No.: 19-121-0001



\*W3181122\*

E# 3181122 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
02-Sep-21 0325 PM FEE \$40.00 DEP DA  
REC FOR: METRO NATIONAL TITLE  
ELECTRONICALLY RECORDED

## WARRANTY DEED

Lamont E. Hesselgesser and Maria L. Hesselgesser, or their successors, as Trustees of The Lamont E. Hesselgesser Revocable Trust, dated May 28, 2002

Maria L. Hesselgesser and Lamont E. Hesselgesser, or their successors, as Trustees of The Maria L. Hesselgesser Revocable Trust, dated May 28, 2002

**GRANTOR** of , State of , hereby **CONVEYS** and **WARRANTS TO**:

Rubicon Holdings L.L.C.

**GRANTEE** of , for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of Utah:

All of Lot 1, PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, according to the official plat thereof, filed in the office of the Weber County Recorder as Entry No. 1549557 of Official Records.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Warranty Deed recorded May 9, 2003 as Entry No. 1937642 in Book 2365 at Page 2122 and in that Warranty Deed recorded May 9, 2003 as Entry No. 1937644 in Book 2365 at Page 2145, being described as follows:

A parcel of land in fee for the widening of existing highway State Route 134 known as Project No. SP-0134(2)11, being part of an entire tract of property, situate in Lot 1 of Parkland Business Center Subdivision – Phase 1, a subdivision in the SE1/4SW1/4 of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in a curve at a point in the Southerly boundary line of said entire tract 55.00 foot perpendicularly distant Northerly from the control line of said project at Engineers Station 28+57.65, which point is 124.27 feet South 89°49'46" East from the Southwest corner of said Lot 1; and running thence Northeasterly 34.98 feet along the arc of a 8143.82 foot radius curve to the right concentric with said control line (Note: Chord bears North 89°30'40" East for a distance of 34.96 feet) to a point 55.00 feet radially distant Northerly from said control line; thence North 36°06'24" East 42.88 feet to a point in the Easterly boundary line of said entire tract 89.52 feet perpendicularly distant Northerly from said control line; thence South 1°03'50" West 9.79 feet along said Easterly boundary line to the beginning of a curve at a point 79.74 feet perpendicularly distant Northerly from said control line; thence Southwesterly 39.48 feet along the arc of a 25.50 foot radius curve to the right (Note: Chord bears South 45°25'16" West for a distance of 35.66 feet) to a point in the Southerly boundary line of said entire tract 54.84 feet perpendicularly distant Northerly from said control line; thence South 89°46'42" West 34.65 feet along said Southerly boundary line to the point of beginning as shown on the office map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 0°00'11" clockwise to match highway bearings.)

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 30th day of August, 2021.

The Lamont E. Hesselgesser Revocable Trust established by Trust Agreement dated May 28, 2002 and Maria L. Hesselgesser and Lamont E. Hesselgesser, or their successors, as Trustees of The Maria L. Hesselgesser Revocable Trust, dated May 28, 2002

Lamont E. Hesselgesser, Trustee  
Lamont E. Hesselgesser, Trustee

Maria L. Hesselgesser  
Maria L. Hesselgesser, Trustee

State of Utah  
County of Davis  
)ss:

On September 1, 2021, personally appeared before me Lamont E. Hesselgesser and Maria L. Hesselgesser, who upon being duly sworn (or affirmed) upon oath that they did sign the foregoing instrument with authority as granted in the capacity as Trustees of The Lamont E. Hesselgesser Revocable Trust, dated May 28, 2002 and as Trustees of The Maria L. Hesselgesser Revocable Trust, dated May 28, 2002, and that the said Lamont E. Hesselgesser and Maria L. Hesselgesser, duly acknowledged to me that they executed the same.

[Signature]  
Notary Public

