

3341462  
BK 7684 PG 2698

E 3341462 B 7684 P 2698-2701  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/27/2021 2:13:00 PM  
FEE \$0.00 Pgs: 4  
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 of Easement

125093-JCP

Davis County

Tax ID No. 09-081-0019

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:650:2EC

Max A. Torres and Susan R. Yoshikawa-Torres, Husband and Wife as joint tenants,  
Grantor, of Layton, County of Davis, State  
of Utah, hereby CONVEYS and WARRANTS to THE UNITED STATES OF  
AMERICA and its assigns, Grantee, acting pursuant to the Act of Congress of June 17,  
1902 (32 Stat. 388), and acts amendatory thereof or supplementary thereto, particularly  
Section 14 of the Reclamation Project Act of 1939 (53 Stat. 1197), for the sum of One  
Dollar (\$1.00) and other good and valuable consideration, a perpetual easement over,  
under, on, across and through the following described parcel of land located in Davis  
County, State of Utah, for the construction, use, operation, inspection, maintenance, repair,  
replacement, and improvement of Lateral 3.7 of the Weber Basin Water Conservancy  
District, together with all appurtenant and/or associated structures, fixtures, equipment, and  
features:

A perpetual easement, upon part of an entire tract of property situate in the  
NW1/4 NW1/4 of Section 13, Township 4 North, Range 1 West, Salt Lake Base and  
Meridian, in Davis County, Utah, to lay, construct, re-construct, operate and maintain an  
underground water pipeline or pipelines and appurtenant structures, on, over and through  
said part of an entire tract. The boundaries of said perpetual easement are described as  
follows:

Beginning at the intersection of the northerly boundary line of said entire tract and the  
easterly highway right of way and no-access line of said Project, which point is 216.00 feet  
S.89°56'00"E. along the Section line and 33.00 feet S.01°29'00"W and 30.45 feet  
S.89°56'00"E from the Northwest corner of said Section 13; and running thence  
S.89°56'00"E. 20.26 feet along said northerly boundary line to a point 181.67 feet radially  
distant easterly from the US-89 right of way control line of said Project, opposite  
approximate Engineers Station 1328+96.56; thence S.09°15'17"W. 69.45 feet; thence  
S.04°58'50"W. 38.79 feet to the southerly boundary line of said entire tract at a point

Continued on Page 2  
INDIVIDUAL RW-09 (12-01-03)

558D8ECE-2743-4ABE-8D6D-BE3FA17BCF7E --- 2021-01-27 09:23:09 -4:00 --- Remote Notary



Page 2

PIN No. 13821  
Project No. S-0089(406)398  
Parcel No. 0089:650:2EC

170.33 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1327+87.92; thence N.89°56'00"W. 20.07 feet along said southerly boundary line to the easterly highway right of way and no-access line of said Project; thence along said easterly highway right of way and no-access line the following two (2) courses and distances: (1) N.04°58'50"E. 41.25 feet; (2) thence N.09°15'17"E. 66.96 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 easement contains 2,164 square feet in area or 0.050 acre.

(Note: Rotate above bearings 00°17'21" clockwise to equal Highway bearings)


Grantor shall not construct any structures of a permanent nature or plant any deep-rooted vegetation within the easement. No materials shall be removed or placed upon the easement unless approval is obtained from Grantee. Any future easement to third parties over, under, on, across or through the easement are subject to the rights and approval of Grantee.

Continued on Page 3  
INDIVIDUAL RW-09 (12-01-03)



STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

  
Signature (2021/01/22 11:38:40 -0800)

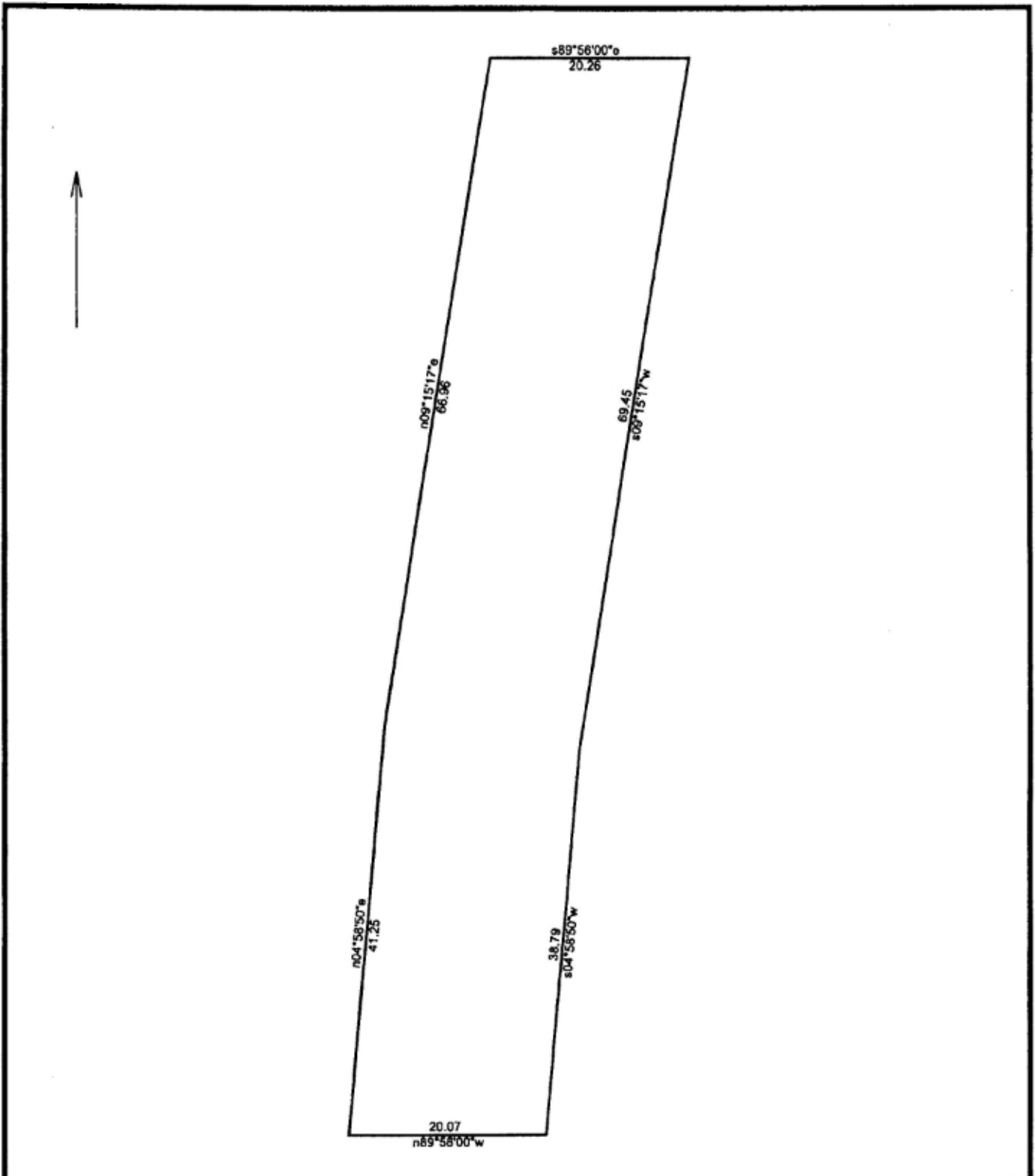
**Max A. Torres**  
  
Signature (2021/01/22 11:38:40 -0800)  
**Susan R. Yoshikawa-Torres**

On this 22ND day of January, in the year 2021, before me personally appeared, Max A. Torres and Susan R. Yoshikawa-Torres, Husband and Wife as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same. This act was performed via remote online audio-visual communication.

  
Signature (2021/01/22 11:38:40 -0800)

Notary Public





13821\_S-0089(406)398\_28P\_650\_2E\_DeedPlot 2/19/2020

Scale: 1 inch= 13 feet File: 13821\_S-0089(406)398\_28P\_650\_2E\_DeedPlot.ndp

Tract 1: 0.0497 Acres (2164 Sq. Feet), Closure: n23.4343w 0.01 ft. (1/33116), Perimeter=257 ft.

- 01 s89.5600e 20.26
- 02 s09.1517w 69.45
- 03 s04.5850w 38.79
- 04 n89.5600w 20.07
- 05 n04.5850e 41.25
- 06 n09.1517e 66.96

938D8ECE-2743-4ABE-8D6D-BE3FA17BCF7E --- 2021/01/22 06:23:05 -0:00 --- Remmie Nittany