

E 3378221 B 7751 P 1531-1532
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/3/2021 1:53:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE & ESCROW

TAX NOTICE TO:
Grantee
392 North 3050 West
Layton, Utah 84041

WARRANTY DEED
181122A

Tooth Acres, LLC, a Utah Limited Liability Company, hereinafter referred to as Grantor, does hereby grant, convey, assign, warrant, and deed to:

Parke Way, LLC, a Utah Limited Liability Company

hereinafter referred to as Grantee, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the fee simple, marketable right, title and interest in and to the following described real property as respectively owned by the Grantor, located in **Davis County, State of Utah**, more particularly described as follows:

See Legal Description of Subject Property on attached Exhibit "A"
Davis County, State of Utah, Tax Parcel Number: 11-604-0001 (Part)
11-604-0002

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements in, on, or under the premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way and easement of record.

Tooth Acres, LLC, a Utah Limited Liability Company

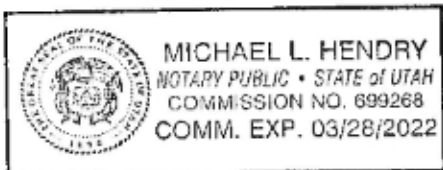
By: *[Signature]* 5-3-21
John J. Christensen-Manager Date

By: *[Signature]* 5-3-21
Steven S. Christensen-Manager Date

State of Utah
County of Davis

On this the 3 day of ^{*may*} ~~April~~ 2021, John J. Christensen and Steven S. Christensen-Managers of Tooth Acres, LLC, a Utah Limited Liability Company, acknowledged to me, a Notary Public in the State of Utah, that they executed this agreement as the Managers of the stated Limited Liability Company and warranted to me that this document was signed in that capacity and was done in accord with the terms, conditions and stipulations of the operating agreement of the limited liability company.

[Signature]
Notary Public



NEW LOT 2 DESCRIPTION

ALL OF LOT 2 AND PART OF LOT 1, CHRISTENSEN DENTAL SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE ASPEN HEIGHTS SUBDIVISION AMENDED THAT IS NORTH 01°03'57" WEST 25.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING SOUTH 00°02'40" WEST 1422.67 FEET (1430.50 FEET, BY RECORD) ALONG THE SECTION LINE TO THE SOUTH BOUNDARY OF THE MARILYN BROCKBANK PROPERTY, BY RECORD, AND SOUTH 87°30'00" EAST 122.67 FEET ALONG SAID SOUTH BOUNDARY TO THE NORTHEAST CORNER OF SAID LOT 1 AND TO THE WEST LINE OF SAID ASPEN HEIGHTS SUBDIVISION AND SOUTH 01°03'57" EAST 169.83 FEET ALONG SAID WEST LINE FROM THE NORTHEAST CORNER OF SAID SECTION 21, AND RUNNING THENCE SOUTH 01°03'57" EAST 225.72 FEET ALONG SAID WEST LINE TO THE CORNER OF SAID LOT 2 AND TO A CHAIN LINK FENCE, SAID FENCE BEING THE SAME CALLED IN WARRANTY DEED IN BOOK 2669, PAGE 719 IN THE DAVIS COUNTY RECORDERS OFFICE; THENCE ALONG THE EXTERIOR OF SAID LOT 2 THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 89°10'44" WEST 256.63 FEET ALONG SAID FENCE LINE, 2) SOUTH 00°02'15" EAST 2.25 FEET, 3) SOUTH 89°57'45" WEST 2.25 FEET TO THE EAST RIGHT OF WAY OF FAIRFIELD ROAD, 4) NORTH 00°04'33" EAST 200.42 FEET ALONG SAID RIGHT OF WAY TO THE SOUTHWEST CORNER OF SAID LOT 1, 5) NORTH 88°36'24" EAST 154.93 FEET; THENCE NORTH 56°41'37" EAST 47.29 FEET; THENCE NORTH 88°36'24" EAST 60.00 FEET TO WEST BOUNDARY LINE OF ASPEN HEIGHTS SUBDIVISION AMENDED AND TO THE POINT OF BEGINNING.

CONTAINING 1.222 ACRES.

