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BK 7798 PG 794

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
7/9/2021 11:30:00 AM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:  
J. Scott Colemere, LLC, a Utah limited liability company  
2102 East Carriage Lane  
Sandy, UT 84092



File No.: 145935-WHP

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## WARRANTY DEED

**Harold D. Jones**

**GRANTOR** of North Salt Lake, State of Utah, hereby Conveys and Warrants to

**J. Scott Colemere, LLC, a Utah limited liability company**

**GRANTEE** of Sandy, State of Utah

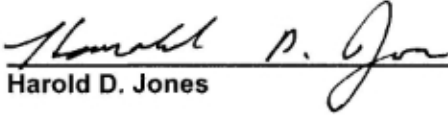
for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 01-047-0069 and 01-047-0297 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

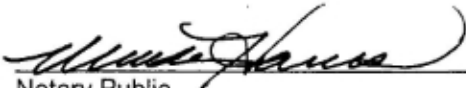
Dated this 9th day of July, 2021.

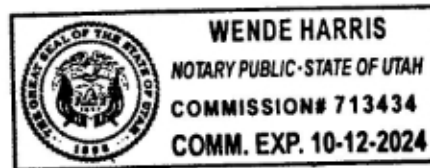
  
Harold D. Jones

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of July, 2021, before me, personally appeared Harold D. Jones, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

  
Notary Public



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

**PARCEL 1:**

Beginning on the Westerly line of a highway at a point 1146.9 feet North and 2169.1 feet West and South 22°01' West 123.8 feet along said highway from the South quarter corner of Section 1, Township 1 North, Range 1 West, Salt Lake Meridian, in the City of North Salt Lake and running thence South 22°01' West 53.0 feet along said highway; thence North 67°59' West 257.73 feet, more or less, to the Southeasterly line of the former Bamberger Railroad right of way; thence North 31°26' East 53.72 feet, more or less, along said right of way to a point North 67°59' West of the point of beginning; thence South 67°59' East 248.94 feet, more or less, to the point of beginning.

**PARCEL 2:**

Beginning at a point 1146.9 feet North and 2169.1 feet West to the Westerly line of a highway and North 67°59' West 230.0 feet from the South quarter corner of Section 1, Township 1 North, Range 1 West, Salt Lake Meridian and running thence South 31°26' West 125.49 feet; thence South 67°59' East 83.53 feet; thence North 22°01' East 123.8 feet; thence North 67°59' West 63.00 feet, more or less, to the point of beginning.

**PARCEL 2A:**

A perpetual right of way for ingress and egress over and across the following:

Beginning at a point on the West line of the State Road 1146.9 feet North and 2169.1 feet West from the South quarter corner of said Section 1 and running thence North 67°59' West 167.00 feet, more or less, to the Easterly line of the above described property; thence along said Easterly line South 22°01' West 20.0 feet; thence South 67°59' East 167.0 feet, more or less, to the West line of the State Road; thence along said West line North 22°01' East 20.0 feet, more or less, to the point of beginning.