3455626 BK 7942 PG 1058 E 3455626 B 7942 P 1058-1059 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 2/8/2022 2:26:00 PM FEE \$40.00 Pgs: 2

layton, us

Residing at:

DEP eCASH REC'D FOR BACKMAN TITLE SERVI

MAIL TAX NOTICE TO

Deseret Drive Property Partners, LLC, a Utah limited liability company 140 N Union Park Avenue Ste 230 Farmington UT 84025

Order No. 6-091923

Notary Public

My Commission Expires:

## **Corrective Warranty Deed**

Riverdale Business Park LLC by MANR Holdings, LLC it's Manager of Clearfield, County of Davis, State of UTAH, Grantor, hereby CONVEY and WARRANT to Deseret Drive Property Partners, LLC, a Utah limited liability company of Farmington, County of Davis, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Davis County, State of UTAH: See attached Legal Description Parcel No: 08-641-0101 (part of) SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record \*\*This document being recorded to correct the legal description and add NAD 83 bearings on that Warranty Deed recorded on February 3, 2021 as Entry no. 3344144 Book 7689 Page 1185 in the Davis County Recorder's office. WITNESS, the hand(s) of said Grantor(s), this Signed in the Presence of: Witness: Attest: Riverdale Business Park LLC by MANR Holdings, LLC it's Manager Secretary By: Michael J. Ford Its: Manager TANNA L MONSON Notary Public State of Utah My Commission Expires on: STATE OF September 03, 2025 Comm. Number: 720313 County of The foregoing instrument was acknowledged before me this ByMichael J. Ford Riverdale Business Park LLC by MANR Holdings, LLC it's the Manager Manager



2-1-2022

## LEGAL DESCRIPTION KAYSVILLE, UTAH

A PORTION OF LOT 101 DESERET LANDING SUBDIVISION AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE BEING A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 101 OF DESERET LANDING SUBDIVISION, SAID POINT BEING S88°18'22"E 439.00 FEET AND N01°41'38"E 1012.22 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE N19°30'04"W 338.23 FEET TO THE NORTHERLY LINE OF SAID LOT 101; THENCE N65°53'22"E ALONG SAID NORTHERLY LINE, 365.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 101; THENCE S19°30'04"E ALONG THE EASTERLY LINE OF SAID LOT 101, 378.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 101; THENCE S72°13'55"W ALONG THE SOUTHERLY LINE OF SAID LOT 101, 364.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 130,684 S.F. OR 3.000 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS \$88°18'22"E BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST (NAD83 \$87°57'18"E).