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BK 7987 PG 786

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/13/2022 11:18:00 AM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:  
First American Title Insurance Company  
585 West 500 South, Suite 100  
Bountiful, UT 84010  
(801)298-2400

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Kanyon Construction LLC  
334 N Marshall Way Ste E  
Layton, UT 84041

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **331-6210777 (KC)**  
A.P.N.: **12-049-0127**

**Jason Harward and Mandi Harward,** Grantor,

Of Layton, Davis County, State of **UT**, hereby CONVEY AND WARRANT to

**Kanyon Construction LLC,** Grantee,

Of Willard, **Box Elder** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

**BEGINNING SOUTH 34.00 FEET WEST 4.75 CHAINS AND SOUTH 35°12' EAST 7.70 CHAINS AND SOUTH 24°35' EAST 116.16 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER, SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE EAST 220.83 FEET; THENCE NORTH 46.62 FEET; THENCE EAST 232.98 FEET; THENCE SOUTH 278.16 FEET; THENCE SOUTH 89°15' WEST 349.00 FEET; THENCE NORTH 24°35' WEST 249.03 FEET TO THE PLACE OF BEGINNING.**

**LESS AND EXCEPTING THEREFROM ANY PORTION CONTAINED WITHIN THAT CERTAIN QUIT CLAIM DEED RECORDED OCTOBER 7, 2014, AS ENTRY NO. 2827377, IN BOOK 6118 AT PAGE 86, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT, SAID POINT BEING SOUTH 89°46'19" EAST 780.12 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 89°46'19" EAST 348.73 FEET; THENCE SOUTH 00°09'37" WEST 474.45 FEET; THENCE SOUTH 89°50'23" EAST 384.00 FEET; THENCE SOUTH 00°09'37" WEST 242.10 FEET; THENCE SOUTH 74°58'25" EAST 90.30 FEET;**

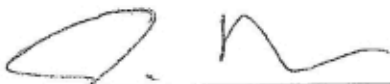
THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.98 FEET, A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 74°58'38" EAST, AND A CHORD LENGTH OF 20.03 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.44 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF NORTH 67°34'41" EAST, AND A CHORD LENGTH OF 46.21 FEET; THENCE SOUTH 89°46'19" EAST 180.72 FEET; THENCE SOUTH 00°09'37" WEST 595.75 FEET; THENCE NORTH 89°49'41" WEST 341.58 FEET; THENCE NORTH 00°13'41" EAST 444.28 FEET; THENCE NORTH 89°46'19" WEST 710.31 FEET; THENCE NORTH 00°13'41" EAST 148.95 FEET; THENCE SOUTH 89°29'37" WEST 11.69 FEET; THENCE NORTH 00°34'14" EAST 676.21 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 5.19 FEET, A RADIUS OF 633.00 FEET, A CHORD BEARING OF NORTH 74°00'45" WEST, AND A CHORD LENGTH OF 5.19 FEET; THENCE NORTH 00°34'14" EAST 41.50 FEET TO THE POINT OF BEGINNING.

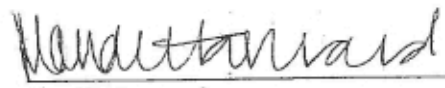
**MORE CORRECTLY DESCRIBED AS FOLLOWS:**

BEGINNING AT A POINT WHICH IS SOUTH 0°34' WEST 4.75 CHAINS AND SOUTH 35°12' EAST 7.70 CHAINS AND SOUTH 24°35' EAST 116.16 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 220.83 FEET; THENCE NORTH 46.62 FEET; THENCE EAST 230.72 FEET TO THE WEST LINE OF LAND DESCRIBED IN QUIT-CLAIM DEED RECORDED OCTOBER 07, 2014 AS ENTRY NO. 2827377; THENCE ALONG SAID LINE THE FOLLOWING 2 COURSES: SOUTH 00°13'41" WEST 83.14 FEET AND SOUTH 89°46'19" EAST 2.59 FEET; THENCE SOUTH 195.15 FEET MORE LESS ALONG THE WEST BOUNDARY OF LAND AS DEEDED AS ENTRY NO. 3222340, IN BOOK 7439 AT PAGE 354 OF OFFICIAL RECORDS. TO THE NORTH LINE OF SAID DEED AS ENTRY 3222340, IN BOOK 7439 AT PAGE 354, THENCE SOUTH 89°15' WEST 349.00 FEET; THENCE NORTH 24°35' WEST 249.03 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this 6 day of April, 2022.

  
\_\_\_\_\_  
Jason Harward

  
\_\_\_\_\_  
Mandi Harward

A.P.N.: 12-049-0127

Warranty Deed - continued

File No.: 331-6210777 (KC)

STATE OF Utah )  
County of Davis )  
 )ss.

On the 6<sup>th</sup> day of April, 2022, before me, the undersigned Notary Public, personally appeared **Jason Harward and Mandi Harward**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:  
5-25-23

Kaye H. Cazier  
Notary Public

