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BK 8094 PG 1422

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/16/2022 4:26:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
ABS Partners, LLC, a Utah limited liability company
PO Box 346
Kaysville, UT 84037



File No.: 157501-KAP

WARRANTY DEED

Devin Miller

GRANTOR(S) of Morgan, State of Utah, hereby Conveys and Warrants to

ABS Partners, LLC, a Utah limited liability company

GRANTEE(S) of Kaysville, 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.: 09-051-0069 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 16th day of September, 2022.

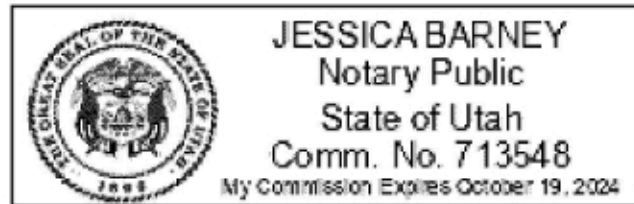
Signed with Stavvy:
Devin Miller
SUBJECT TO
Devin Miller

STATE OF UTAH

COUNTY OF DAVIS

On this 16th day of September, 2022, before me, personally appeared Devin Miller, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Signed with Stavvy:
Jessica Barney
www.stavvy.com
Notary Public



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A
Legal Description

PARCEL 1:

A part of the Northeast Quarter of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian: Beginning at a point on the Northerly line of Utah State Highway 193, located 938.06 feet South 89°13'30" East along the Section Line; and 711.85 feet South 0°46'30" West from the North Quarter Corner of said Section 10; and running thence Southwesterly along the arc of a 5654.65 foot radius curve to the right a distance of 202.66 feet (center bears North 6°02'49" West; central angle = 2°03'13" and long chord bears South 84°58'47" West 202.65 feet) along said Northerly line; thence North 121.58 feet; thence East 182.47 feet; thence South 10°35'06" East 105.64 feet to the point of beginning.

ALSO:

A part of the Northeast Quarter of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian: Beginning at a point located 917.25 feet South 89°13'30" East along the Section Line and 608.28 feet South 0°46'30" West from the North Quarter corner of said Section 10; and running thence West 182.47 feet; thence North 128.26 feet; thence East 158.50 feet; thence South 10°35'06" East 130.48 feet to the point of beginning.

PARCEL 1A:

A perpetual Easement for vehicular and pedestrian ingress and egress, appurtenant to Parcel 1 described above, as disclosed in Reciprocal Easement and Maintenance Agreement recorded September 30, 2009 as Entry No. 2484512 in Book 4871 at Page 1321 of the official records of the Davis County Recorder's Office, which is described as follows:

A part of the Northeast Quarter of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Davis County, Utah: Beginning at the Northwest Corner of Lot 1, Greyhawk Plaza Phase 1 Subdivision, recorded as Entry No. 2554320, on the Easterly line of Church Street as it exists 33.00 foot half-width located 245.35 feet South 89°13'30" East along the Section Line; and 511.51 feet South 0°46'30" West from the North Quarter Corner of said Section 10; and running thence East 175.30 feet along the North line of said Lot 1 to the Northeast Corner thereof; thence South 212.00 feet along the East line of said Lot 1; thence West 18.00 feet; thence North 189.50 feet to a point of curvature; thence Northwesterly along the arc of a 12.00 foot radius curve to the left, a distance of 18.85 feet (central angle equals 90°00'00" and long chord bears North 45°00'00" West 16.97 feet) to a point of tangency; thence West 149.21 feet to the Easterly line of Church Street; thence Northeasterly along the arc of a 467.00 foot radius curve to the right a distance of 11.21 feet (center bears South 70°13'19" East; central angle equals 1°22'30" and long chord bears North 20°27'57" East 11.21 feet) along said Easterly line of Church Street to the point of beginning.

ALSO:

A part of the Northeast Quarter of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Davis County, Utah: Beginning at the Northwest Corner of Lot 1, Greyhawk Plaza Phase 1 Subdivision, recorded as Entry No. 2554320, on the Easterly line of Church Street as it exists 33.00 foot half-width located 245.35 feet South 89°13'30" East along the Section Line; and 511.51 feet South 0°46'30" West from the North Quarter Corner of said Section 10, and running thence Northeasterly along the arc of a 467.00 foot radius curve to the right a distance of 14.01 feet (center bears South 68°50'48" East; central angle equals 1°43'14" and long chord bears North 22°00'48" East 14.02 feet) along said Easterly line; thence East 482.81 feet; thence South 26.00 feet; thence West 303.27 feet; thence South 199.00 feet; thence West 9.50 feet to the East line of Lot 1; thence along the

boundaries of said Lot 1 the following two courses: North 212.00 feet to the Northeast Corner of said Lot 1; and West 175.30 feet to the point of beginning.