

When recorded mail to:
Matthew Lee Cox
172 East 500 South
Bountiful, Utah 84010

RETURNED
DEC 19 2022

E 3511532 B 8156 P 299-300
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/19/2022 01:15 PM
FEE \$40.00 Pgs: 2
DEP RT REC'D FOR MATTHEW LEE COX

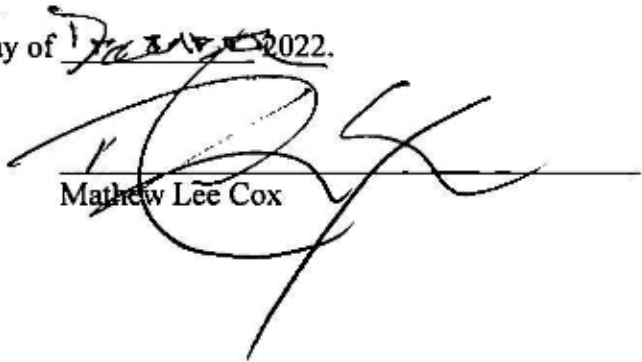
Tax Parcel No. 03-037-0158 NKA 03-037-0160

Quit Claim Deed

Matthew Lee Cox as Grantor of Bountiful, County of Davis, State of Utah, hereby QUITCLAIMS to Matthew Lee Cox and Judy Bradshaw, as tenants in common, with a mailing address of 172 East 500 South, Bountiful, Utah 84010, as Grantees for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Davis County, State of Utah, to wit:

Refer to Exhibit "A" which is attached hereto and by this reference made a part hereof.

WITNESS the hand of said grantor this 19th day of December 2022.


Matthew Lee Cox

STATE OF _____ }
County of Davis county } ss.

On the 19th day of December, 2022, personally appeared before me, Matthew Lee Cox, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public

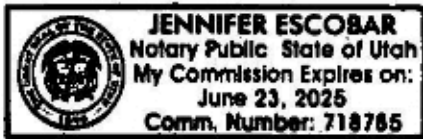


EXHIBIT 'A'

PARCEL 1:

BEGINNING AT A POINT 31 RODS AND 11.25 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 39, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, AND RUNNING THENCE EAST 66 FEET; THENCE SOUTH 165 FEET; THENCE WEST 66 FEET; THENCE NORTH 165 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION IN THE RILEY COURT PUD PLAT.

SAID PARCEL ALSO DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 500 SOUTH STREET, SAID POINT BEING EAST 187.75 FEET, MORE OR LESS, AND NORTH 89°44'04" EAST 335.00 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK 39, SAID POINT ALSO BEING NORTH 89°44'04" EAST ALONG THE MONUMENT LINE OF SAID 500 SOUTH STREET 367.99 FEET AND SOUTH 0°15'56" EAST 33.00 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION WITH 100 EAST STREET, AND RUNNING THENCE NORTH 89°44'04" EAST ALONG SAID SOUTH LINE 68.03 FEET; THENCE SOUTH 0°40'31" EAST 119.00 FEET TO A POINT ON A WOOD FENCE LINE; THENCE WEST ALONG SAID FENCE LINE 2.03 FEET; THENCE SOUTH 0°40'30" EAST 38.44 FEET TO A POINT ON A NORTH LINE OF RILEY COURT P.U.D. AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS MAP NO. 5462; THENCE NORTH 89°48'57" WEST ALONG SAID NORTH LINE 66.01 FEET TO A POINT ON AN EAST LINE OF SAID RILEY COURT AND A FOUND H&A REBAR AND CAP; THENCE NORTH 0°40'30" WEST ALONG SAID EAST LINE AND ITS NORTH EXTENSION THEREOF 156.64 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING NORTH 89°44'04" EAST ALONG THE MONUMENT LINE OF 500 SOUTH STREET BETWEEN A MONUMENT FOUND AT THE INTERSECTION WITH 100 EAST STREET AND A FOUND MONUMENT LOCATED AT THE INTERSECTION WITH ORCHARD DRIVE. NAD 83 ROTATION IS CLOCKWISE 0°20'25"

PARCEL 1A:

A RIGHT OF WAY FOR INGRESS AND EGRESS AS DISCLOSED BY ACCESS EASEMENT AGREEMENT RECORDED MARCH 25, 2022 AS ENTRY NO. 3465862 IN BOOK 7974 AT PAGE 1561 OF OFFICIAL RECORDS, LOCATED IN THE NORTH HALF OF BLOCK 39, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, SAID EASEMENT BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 500 SOUTH STREET, SAID POINT BEING NORTH 89°44'04" EAST ALONG THE MONUMENT LINE OF SAID 500 SOUTH STREET 436.03 FEET AND SOUTH 0°15'56" EAST 33.00 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION WITH 100 EAST STREET, SAID POINT ALSO BEING EAST 187.75 FEET, MORE OR LESS, AND NORTH 89°44'04" EAST 403.03 FROM THE NORTHWEST CORNER OF SAID BLOCK 39, AND RUNNING THENCE NORTH 89°44'04" EAST ALONG SAID SOUTH LINE 11.37 FEET; THENCE SOUTH 0°04'27" WEST 96.76 FEET; THENCE NORTH 89°55'33" WEST 10.11 FEET; THENCE NORTH 0°40'31" WEST 96.70 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING NORTH 89°44'04" EAST ALONG THE MONUMENT LINE OF 500 SOUTH STREET BETWEEN A MONUMENT FOUND AT THE INTERSECTION WITH 100 EAST STREET AND A FOUND MONUMENT LOCATED AT THE INTERSECTION WITH ORCHARD DRIVE. NAD 83 ROTATION IS CLOCKWISE 0°20'25"