

E 3516498 B 8186 P 148-153  
RICHARD T. NAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/03/2023 09:59 AM  
FEE \$40.00 Pgs: 6  
DEP RTT REC'D FOR JAN W ARRINGTON

When recorded mail to (Tax Mailing Address):  
Jan W. Arrington, Trustee  
36 North Main Street  
Mantua, UT 84324

### SPECIAL WARRANTY DEED

Jan W. Arrington, individually and as the heir of Cammon I. Arrington, pursuant to an Order Determining Heirs entered on April 27, 2022 in the Second District Court of Davis County, Case Number 223700167, attached hereto, GRANTOR for good and valuable consideration, hereby CONVEYS and WARRANTS against all who claim by, through, or under the grantor to

Jan W. Arrington, Trustee of the Cammon I. Arrington and Jan W. Arrington Family Revocable Trust Dated May 10, 1999

as GRANTEE, the following described real property situated in Davis County, State of Utah, to-wit:

See attached Exhibit "A"

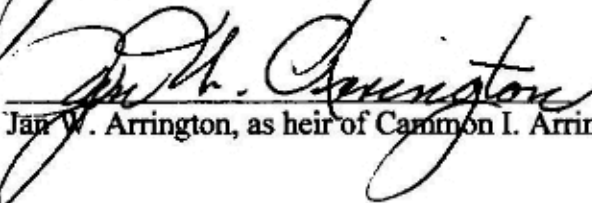
Tax Parcel Nos. 07-015-0040, 07-015-0037, and 07-015-0036

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantor has executed this instrument this 2 day of February, 2023.

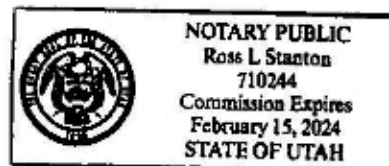
  
Jan W. Arrington, individually

  
Jan W. Arrington, as heir of Cammon I. Arrington

STATE OF UTAH )  
 ) :ss  
COUNTY OF Boulder )

The foregoing instrument was acknowledged before me this 2 day of February, 2023 by, Jan W. Arrington, individually and as the heir of Cammon I. Arrington, who duly acknowledged to me that it was executed by authority.

  
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Notary Public



## Exhibit A - Legal Description

Parcel Numbers: 07-015-0040, 07-015-0037, and 07-015-0036

**(07-015-0040)**

BEGINNING AT A POINT 495 FEET EAST OF EAST LINE OF A STREET AT A POINT SOUTH 89°52' EAST 188.1 FEET ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 0°08' EAST 132 FEET; THENCE SOUTH 89°52' EAST 114.84 FEET; THENCE NORTH 0°08' EAST 82.5 FEET; THENCE NORTH 33°49' WEST 101 FEET; THENCE NORTH 89°52' WEST 71.9 FEET TO THE SOUTHEAST CORNER OF LOT 16, FARMINGTON HEIGHTS PLAT "D"; THENCE NORTH 4°43'30" WEST 160.04 FEET; THENCE NORTH 89°47' WEST 159.41 FEET; THENCE NORTHWESTERLY 43.87 FEET ALONG THE ARC OF A CURVE TO LEFT TO THE SOUTHEAST CORNER OF LOT 15 SAID SUBDIVISION; THENCE NORTH 19° WEST 123.42 FEET; THENCE NORTH 89°47' WEST 61.34 FEET TO THE SOUTHEAST CORNER OF LOT 13, PLAT C OF SAID SUBDIVISION; THENCE NORTH 0°13' EAST 75 FEET; THENCE NORTH 12°43' WEST 112.16 FEET; THENCE NORTH 78°12'07" EAST 534.71 FEET; THENCE NORTH 7°22' WEST 124.06 FEET; THENCE NORTH 82°38' EAST 207.15 FEET TO THE EASTERLY LINE OF FARMINGTON CITY; THENCE ALONG SAID LINE SOUTH 0°17' WEST 1058.33 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89°57'10" WEST 7.24 CHAINS TO POINT OF BEGINNING.

**(07-015-0037)**

BEGINNING AT A POINT WHICH IS NORTH 0°09' EAST 362.20 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 18 TOWNSHIP 3 NORTH RANGE 1 EAST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 0°09' EAST 827.73 FEET, MORE OR LESS ALONG THE SECTION LINE TO FAPID LINE; THENCE ALONG SAID LINE WEST 519.40 FEET; THENCE SOUTH 18°43'30" EAST 115.35 FEET; THENCE SOUTH 82°38' WEST 189.71 FEET TO THE EAST LINE OF FARMINGTON CITY; THENCE SOUTH 0°17' WEST 1058.33 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION, THENCE SOUTH 89°57'10" EAST ALONG SAID LINE 464.17 FEET; THENCE NORTH 15°36'37" WEST 376.16 FEET; THENCE EAST 291.27 FEET TO THE POINT OF BEGINNING.

**(07-015-0036)**

BEGINNING AT A POINT WHICH IS NORTH 0°09' EAST 1378 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 18 TOWNSHIP 3 NORTH RANGE 1 EAST, SALT LAKE MERIDIAN TO A POINT 5 FEET SOUTH OF RUDD CREEK SLOPE; THENCE WESTERLY ALONG SAID LINE TO THE EAST LINE OF THE WEST QUARTER (1/4) OF SAID SOUTHEAST QUARTER (1/4) OF SECTION 18 TOWNSHIP 3 NORTH, RANGE 1 EAST, THENCE SOUTH 0°17' WEST 213.52 FEET, MORE OR LESS, THENCE NORTH 82°38' EAST 111.51 FEET; THENCE SOUTH 18°43'30" EAST 122.61 FEET TO THE FAPID LINE, THENCE ALONG SAID LINE EAST 519.40 FEET TO THE SECTION LINE; THENCE NORTH 0°09' EAST 188.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE FOREGOING LEGAL DESCRIPTIONS ARE MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS.

BEGINNING AT A POINT SOUTH 89°50'50" EAST 188.10 FEET ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°08' EAST 132.00 FEET, THENCE SOUTH 89°52' EAST 114.84 FEET TO A POINT 495 FEET EAST OF THE EAST LINE OF A STREET, THENCE NORTH 0°08' EAST 82.05 FEET, N33°49' WEST 101 FEET ALONG A LINE 495 FEET EAST OF THE EAST LINE OF SAID STREET THENCE NORTH 89°52' WEST 71.90 FEET TO THE SOUTHEAST CORNER OF LOT 16 OF FARMINGTON HEIGHT PLAT "D" SUBDIVISION, THENCE NORTH 04°43'30" WEST 160.04 FEET THENCE NORTH 89°47' WEST 87.60 FEET, THENCE NORTHWESTERLY 43.87 FEET ALONG AN ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT TO THE SOUTHEAST CORNER OF LOT 15 OF SAID FARMINGTON HEIGHT PLAT "D" SUBDIVISION, THENCE NORTH 19°00' WEST 123.42 FEET, THENCE NORTH 89°47' WEST 61.34 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF FARMINGTON HEIGHT PLAT "C" SUBDIVISION, THENCE NORTH 0°13' EAST 75.00 FEET, THENCE NORTH 12°43' WEST 112.16 FEET, THENCE NORTH 78°12'07" EAST 534.51 FEET, THENCE NORTH 7°22' WEST 130.95 FEET, THENCE NORTH 82°38' EAST 396.86 FEET, THENCE NORTH 18°43'30" WEST 237.96 FEET THENCE SOUTH 82°38' WEST 111.51 FEET, THENCE NORTH 0°17' EAST 161.85 FEET TO A POINT 5 FEET SOUTH OF WHERE THE CONTOUR OF NATURAL PLAIN BREAKS TO SLOPE TOWARDS RUDD CREEK, SAID POINT BEING ALSO SOUTH 0°17' WEST 1230.94 FEET AND NORTH 82°38' EAST 643.18 FEET AND SOUTH 0°17' WEST 39.96 FEET FROM THE CENTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE EASTERLY 675 FEET MORE OR LESS ALONG A LINE 5 FEET SOUTH OF THE SHOULDER OF THE MEANDERING LINE OF RUDD CREEK TO THE EAST BOUNDARY LINE OF FARMINGTON CITY, THENCE SOUTH 0°05' WEST 1096.80 FEET TO A POINT NORTH 0°05' EAST 362.20 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH IS MARKED WITH A BRASS CAP MONUMENT BLM 1977, THENCE NORTH 89°50'50" WEST 291.27 FEET, THENCE SOUTH 15°30'17" EAST 376.16 FEET, THENCE NORTH 89°50'50" WEST 938.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING

Joseph W. Barber (#13039)  
Nelson Christensen Hollingworth & Williams  
68 South Main Street, 6<sup>th</sup> Floor  
Salt Lake City, Utah 84101  
Telephone: 801-531-8400  
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josephb@nchwlaw.com

*Attorney for Applicant, Jan Arrington*

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IN THE SECOND JUDICIAL DISTRICT COURT  
DAVIS COUNTY, STATE OF UTAH

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IN THE MATTER OF THE ESTATE OF:  
  
CAMMON I. ARRINGTON  
  
Deceased.

**ORDER DETERMINING HEIRS**  
  
Probate No. 223700167

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On April 27, 2022, came on to be heard the Petition for Order Determining Heirs (the "Petition") of Cammon I. Arrington, deceased, and the Court, having considered such Petition and having heard in open Court the evidence pertaining to such Petition, it is hereby

ORDERED AND DECREED that:

1. This Court has jurisdiction of this estate, proceeding, and subject matter.
2. The time required for notice has expired.
3. All required notices have been given.
4. Cammon I. Arrington died on May 31, 2017, at the age of 77 years.
5. Venue is proper because at the time of death the decedent owns real property in Davis County, Utah.
6. The decedent's estate was never probated and cannot now be probated because more than three (3) years have passed since the decedent's death.
7. The names and addresses of the living heirs of the decedent, and the ages of those who are minors, are as follows:

Jan W. Arrington  
36 North Main Street  
Mantua, Utah 84324

Spouse

8. Petitioner, Jan W. Arrington, is the surviving spouse of decedent and all decedent's surviving descendants are also descendants of Petitioner.

9. At the time of the decedent's death, the decedent owned an interest in the following-described properties, located in Davis County, Utah:

**PARCEL 1:**

BEG AT A PT WH IS N 0°09' E 1378 FT FR THE SE COR OF THE W 1/2 OF THE SE 1/4 OF SEC 18-T3N-R1E, SLM; TO A PT 5 FT S OF RUDD CREEK SLOPE; TH W'LY ALG SD LINE TO THE E LINE OF THE W 1/4 OF SD SE 1/4 OF SEC 18-T3N-R1E, SLM; TH S 0°17' W 213.52 FT, M/L; TH N 82°38' E 111.51 FT; TH S 18°43'30" E 122.61 FT TO THE FAPID LINE; TH ALG SD LINE E 519.40 FT TO THE SEC LINE; TH N 0°09' E 188.07 FT, M/L, TO THE POB. CONT. 5.92 ACRES  
Parcel No. 07-015-0036

**PARCEL 2:**

BEG AT A PT WH IS N 0°09' E 362.20 FT FR THE SE COR OF THE W 1/2 OF THE SE 1/4 OF SEC 18-T3N-R1E, SLM; & RUN TH N 0°09' E 827.73 FT, M/L, ALG THE SEC LINE TO FAPID LINE; TH ALG SD LINE W 519.40 FT; TH S 18°43'30" E 115.35 FT; TH S 82°38' W 189.71 FT TO THE E LINE OF FARMINGTON CITY; TH S 0°17' W 1058.33 FT, M/L, TO THE S LINE OF SD SEC; TH S 89°57'10" E ALG SD LINE 464.17 FT; TH N 15°36'37" W 376.16 FT; TH E 291.27 FT TO THE POB. CONT. 15.359 ACRES  
Parcel No. 07-015-0037

**PARCEL 3:**

BEG 495 FT E OF E LINE OF A STR AT A PT S 89°52' E 188.1 FT ALG SEC LINE FR S 1/4 COR OF SEC 18-T3N-R1E, SLM; & RUN TH N 0°08' E 132 FT; TH S 89°52' E 114.84 FT; TH N 0°08' E 82.5 FT; TH N 33°49' W 101 FT; TH N 89°52' W 71.9 FT TO SE COR LOT 16, FARMINGTON HEIGHTS PLAT D; TH N 4°43'30" W 160.04 FT; TH N 89°47' W 159.41 FT; TH NW'LY 43.87 FT ALG ARC OF A 50 FT RAD CURVE TO LEFT TO SE COR LOT 15 SD SUB; TH N 19° W 123.42 FT; TH N 89°47' W 61.34 FT, TO SE COR LOT 13, PLAT C OF SD SUB; TH N 0°13' E 75 FT; TH N 12°43' W 112.16 FT; TH N 78°12'07" E 534.51 FT; TH N 7°22' W 124.06 FT; TH N 82°38' E

207.15 FT TO THE E LINE OF FARMINGTON CITY; TH ALG SD LINE S 0°17' W 1058.33 FT, M/L, TO THE S LINE OF SD SEC; TH N 89°57'10" W 7.24 CHAINS TO POB. CONT. 13.06 ACRES. (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Parcel No. 07-015-0040

9. At the time of the decedent's death, distribution of the decedent's estate was governed by the provisions of Utah Code Annotated § 75-2-102 which provides, in pertinent part, as follows:

"(1) The intestate share of a decedent's surviving spouse is: (a) the entire intestate estate if: (i) no descendant of the decedent survives the decedent; or (b) all of the decedent's surviving descendants are also descendants of the surviving spouse; See UCA Ann. Section 75-2-102(1)(a)."

10. Petitioner is therefore the only living heir of the decedent and is therefore entitled to the entirety of the decedent's intestate estate, including, but not necessarily limited to the real property described above.

**1EFFECTIVE WHEN DIGITALLY EXECUTED BY THE CLERK ABOVE**