

MAIL TAX NOTICE TO:
Crested Peaks Development Company LLC
450 North Flint Street
Kaysville UT 84037

PINNACLE TITLE



WARRANTY DEED

****This deed made to clarify and correct legal description in Warranty Deed recorded January 25, 2024 as Entry No. 3558435 in Book 8425 at Pages 139-141, official records Davis County Recorder.****

Order No. 147380SL

BRADLEY J. WALTERS AND JULIE C. WALTERS, HUSBAND AND WIFE AS JOINT TENANTS
Grantor,

hereby CONVEY and WARRANT to

Crested Peaks Development Company LLC, a Utah limited liability company
Grantee,

of Kaysville, County of Davis, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Davis County, State of Utah, to-wit

See Attached Exhibit "A"

Part of Parcel Numbers: 08-025-0073, 08-025-0074

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

WITNESS the hand of said grantor, this 14 day of February, 2024.

Bradley J. Walters

Julie C. Walters

STATE OF UTAH)
) ss:
COUNTY OF Davis)

On the 14 day of February, 2024, personally appeared before me Bradley J. Walters and Julie C. Walters, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

DAVID L. STEPHENSON
Notary Public State of Utah
Commission No. 713590
My Commission Expires on
September 23, 2024

Notary Public

Order Number: 147380SL

EXHIBIT "A"

The Land referred to herein below is situated in the County of Davis, State of Utah, and is described as follows:

PARCEL 1 (08-025-0073):

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SUNSET DRIVE, SAID POINT IS 553.51 FEET NORTH 89°49'45" EAST ALONG THE QUARTER SECTION LINE AND 1284.55 FEET NORTH 22°00'47" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 22°00'47" WEST 169.11 FEET ALONG SAID WESTERLY RIGHT OF WAY; THENCE NORTH 63°03'15" EAST 1144.43 FEET ALONG THE SOUTHERLY BOUNDARY LINE EXTENDING AND THE SOUTHERLY BOUNDARY LINE OF KAYSVILLE SUNSET FARMS PHASE 2, TO THE WESTERLY LINE OF SAID PHASE 2, THENCE SOUTH 14°21'13" EAST 261.65 FEET ALONG SAID WESTERLY LINE AND THE WESTERLY BOUNDARY LINE OF KAYSVILLE SUNSET FARMS PHASE 3; THENCE SOUTH 67°33'43" WEST 1105.35 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN QUIT-CLAIM DEED RECORDED ON DECEMBER 14, 2021 AS ENTRY NO. 3442531 IN BOOK 7905 AT PAGE 970 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SUNSET DRIVE, SAID POINT IS 553.51 FEET NORTH 89°49'45" EAST ALONG THE QUARTER SECTION LINE AND 1,284.55 FEET NORTH 22°00'47" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 22°00'47" WEST 169.11 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE GRANTOR'S NORTHERLY BOUNDARY LINE; THENCE NORTH 63°03'15" EAST 66.25 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE EASTERLY RIGHT OF WAY OF SUNSET DRIVE BEING 66.00 FEET PERPENDICULAR TO AND EASTERLY FROM SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 22°00'47" EAST 174.32 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE GRANTOR'S SOUTHERLY BOUNDARY LINE; THENCE SOUTH 67°33'43" WEST 66.00 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL 2 (08-025-0074):

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE WESTERLY LINE OF SUNSET DRIVE, SAID POINT IS 553.51 FEET NORTH 89°49'45" EAST ALONG THE QUARTER SECTION LINE AND 963.83 FEET NORTH 22°00'47" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 22°00'47" WEST 320.73 FEET ALONG SAID WESTERLY RIGHT OF WAY; THENCE NORTH 67°33'43" EAST 1105.35 FEET TO WESTERLY BOUNDARY LINE OF KAYSVILLE SUNSET FARMS PHASE 3; THENCE SOUTH 14°21'13" EAST 323.94 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE SOUTH 67°33'43" WEST 1062.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN QUITCLAIM DEED RECORDED ON DECEMBER 14, 2021 AS ENTRY NO. 3442532 IN BOOK 7905 AT PAGE 974 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SUNSET DRIVE, SAID POINT IS 553.51 FEET NORTH 89°49'45" EAST ALONG THE QUARTER SECTION LINE AND 963.83 FEET NORTH 22°00'47" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 22°00'47" WEST 320.73 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE GRANTOR'S NORTHERLY BOUNDARY LINE; THENCE NORTH 67°33'43" EAST 66.00 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SUNSET DRIVE BEING 66.00 FEET PERPENDICULAR TO AND EASTERLY FROM SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 22°00'47" EAST 320.73 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE GRANTOR'S SOUTHERLY BOUNDARY LINE; THENCE SOUTH 67°33'43" WEST 66.00 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

(Continues on next page)

LESS AND EXCEPTING FROM PARCEL 1 AND 2 THE FOLLOWING (PROPOSED CRESTED PEAKS SUBDIVISION LOT 6 DESCRIPTION):

ALL OF LOT 6 OF THE PROPOSED CRESTED PEAKS SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LOT LINE OF LOT 226, KAYSVILLE SUNSET FARMS PHASE 2 (ENTRY #2122408, DAVIS COUNTY RECORDER [D.C.R.]), SAID POINT IS ALSO A CORNER OF LOT 222 OF SAID PHASE 2 SUBDIVISION, SAID CORNER BEING SOUTH 89°49'45" WEST 1632.06 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°10'15" WEST 1864.72 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 14°21'48" EAST 358.31 FEET ALONG THE WESTERLY LINE OF SAID SUBDIVISION AND ALONG THE WESTERLY LINE OF KAYSVILLE SUNSET FARMS PHASE 3 (ENTRY #2128851, D.C.R.); THENCE SOUTH 67°41'42" WEST 65.25 FEET; THENCE WESTERLY 129.43 FEET ALONG THE ARC OF A NON-TANGENT, 50.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 148°18'59", CHORD BEARING SOUTH 77°47'52" WEST 96.20 FEET; THENCE SOUTHWESTERLY 33.54 FEET ALONG THE ARC OF A TANGENT, 30.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 064°03'20", CHORD BEARING SOUTH 35°40'02" WEST 31.82 FEET; THENCE SOUTH 67°41'42" WEST 239.99 FEET; THENCE SOUTH 65°49'04" WEST 119.50 FEET; THENCE NORTH 22°01'10" WEST 154.88 FEET; THENCE SOUTH 66°00'31" WEST 320.49 FEET; THENCE NORTH 22°01'10" WEST 139.32 FEET TO THE NORTH LINE OF THE GRANTOR'S PROPERTY; THENCE THE FOLLOWING TWO (2) CALLS ALONG SAID NORTH LINE: (1) NORTH 63°03'15" EAST 515.46 FEET, (2) NORTH 26°56'45" WEST 1.83 FEET TO THE SOUTHWEST CORNER OF LOT 227 OF SAID KAYSVILLE SUNSET FARMS PHASE 2 SUBDIVISION; THENCE NORTH 63°20'49" EAST 402.28 FEET ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

Rotate bearings clockwise 00°20'23" for NAD 83 State Plane Coordinate bearings in the Utah North Zone.

ALSO LESS AND EXCEPTING FROM PARCEL 1, THE FOLLOWING:

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SUNSET DRIVE, SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT 2 OF THE PROPOSED CRESTED PEAKS SUBDIVISION, SAID POINT BEING SOUTH 89°49'45" WEST 2544.38 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°10'15" WEST 1253.86 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 10 AND RUNNING THENCE NORTH 22°00'47" WEST 135.10 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 63°03'15" EAST 160.34 FEET TO THE NORTHWESTERLY CORNER OF LOT 6 OF SAID PROPOSED SUBDIVISION; THENCE SOUTH 22°01'10" EAST 139.32 FEET ALONG THE WESTERLY LINE OF SAID LOT TO A POINT ON THE NORTH LINE OF LOT 3 OF SAID PROPOSED SUBDIVISION; THENCE SOUTH 66°00'31" WEST 39.72 FEET ALONG SAID LOT 3 TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 64°04'38" WEST 120.34 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO SAID EASTERLY LINE OF SUNSET DRIVE AND TO THE POINT OF BEGINNING.

Rotate bearings clockwise 00°20'23" for NAD 83 State Plane Coordinate bearings in the Utah North Zone.

TOTAL DEEDED PARCEL DESCRIPTION AS SURVEYED IS AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 314, KAYSVILLE SUNSET FARMS PHASE 3 (ENTRY #2128851, DAVIS COUNTY RECORDER [D.C.R.]), SAID POINT BEING SOUTH 89°49'45" WEST 1632.06 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°10'15" WEST 1864.72 FEET TO A CORNER OF KAYSVILLE SUNSET FARMS PHASE 2 (ENTRY #2122408, D.C.R.) AND SOUTH 14°21'48" EAST 358.31 FEET ALONG THE WESTERLY LINE OF SAID KAYSVILLE SUNSET FARMS PHASE 2 AND ALONG THE WESTERLY LINE OF SAID KAYSVILLE SUNSET FARMS PHASE 3, **FROM THE CENTER QUARTER CORNER OF SAID SECTION 10** AND RUNNING THENCE SOUTH 67°41'42" WEST 65.25 FEET; THENCE WESTERLY 129.43 FEET ALONG THE ARC OF A NON-TANGENT, 50.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 148°18'59", CHORD BEARING SOUTH 77°47'52" WEST 96.20 FEET; THENCE SOUTHWESTERLY 33.54 FEET ALONG THE ARC OF A TANGENT, 30.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 064°03'20", CHORD BEARING SOUTH 35°40'02" WEST 31.82 FEET; THENCE SOUTH 67°41'42" WEST 239.99 FEET; THENCE SOUTH 65°49'04" WEST 119.50 FEET; THENCE NORTH 22°01'10" WEST 154.88 FEET; THENCE SOUTH 66°00'31" WEST 360.21 FEET; THENCE SOUTH 64°04'38" WEST 120.34 FEET TO THE EAST LINE OF SUNSET DRIVE; THENCE SOUTH 22°00'47" EAST 359.96 FEET ALONG SAID EAST LINE TO GRANTORS SOUTH LINE; THENCE NORTH 67°33'43" EAST 996.21 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID KAYSVILLE SUNSET FARMS PHASE 3 SUBDIVISION; THENCE NORTH 14°21'48" WEST 227.05 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Rotate bearings clockwise 00°20'23" for NAD 83 State Plane Coordinate bearings in the Utah North Zone.

Part of Parcel Numbers: 08-025-0073, 08-025-0074