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BK 7701 PG 2897

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/22/2021 2:36:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR US TITLE COMPANY OF U

WHEN RECORDED, MAIL TO
AND MAIL TAX NOTICE TO:
Woodside Homes of Utah, LLC
460 West 50 North #300
Salt Lake City, UT 84101

SPECIAL WARRANTY DEED

File No: 031240
APN: 12-103-0107, 12-103-0122 and 12-103-0094

Jon Green, Succesor Trustee of the A. Kelly Green and Carolyn C. Green Trust dated December 14, 2000 and Jon Green, as Succesor Trustee of the A. Kelly Green Family Trust dated June 21, 2008,

Grantor(s), of Layton, Davis County, State of Utah, hereby convey(s) and warrant(s) against all who claim by, through, or under the grantor to

Woodside Homes of Utah, LLC, a Utah limited liability company,

Grantee(s), of Salt Lake City, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Davis County, Utah, to wit:

Beginning at the Southeast Corner of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point being North 89°48'19" West 1989.94 feet along the section line from the Southeast Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°48'19" West 663.37 feet along the section line to the South Quarter Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 89°48'19" West 331.76 feet along the section line to the Southwest Corner of the East One-half of the East One-half of the East One-half of the Southwest Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian to a Boundary Line Agreement recorded on January 24, 2020 as Entry no. 3220873 in Book 7435 at Pages 1395-1399 in the records of Davis County; thence North 0°11'13" East 2632.93 feet, (2633.12 feet in Boundary Line Agreement) along the west line to the Northwest Corner of the East One-half of the East One-half of the East One-half of the Southwest Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 89°40'01" East 331.73 feet along the Quarter Section Line to the Center of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 89° 40'01" East 588.29 feet along the quarter section line thence South 50°51'36" East 22.18 feet; thence Southerly 149.87 feet along the arc of a 1033.00 foot radius curve to the left, (center bears North 89°25'34" East and the long chord bears South 04°43'48" East 149.74 feet with a central angel of 08°18'45"); thence Southerly 153.16 feet along the arc of a 967.00 foot radius curve to the right, (center bears South 81° 06'49" West and the long chord bears South 04°20'56" East 153.00 feet with a central angle of 09°04'30"); thence South 89°48'37" East 33.00 feet to the east line of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 0°11'25" West 2315.06 feet along the east line of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian to the point of beginning.

Situated in Davis County, State of Utah

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 22 day of February, 2021.

A. Kelly Green and Carolyn C. Green Trust
dated December 14, 2000

BY: Jon Green
Jon Green
Successor Trustee

A. Kelly Green Family Trust dated June 21,
2008

BY: Jon Green
Jon Green
Successor Trustee

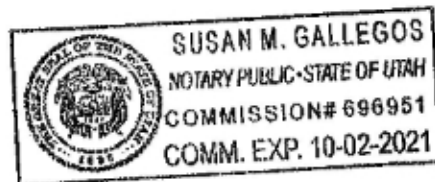
STATE OF UTAH)

:ss)

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me the 22 day of February, 2021 by Jon Green, Successor Trustee of the A. Kelly Green and Carolyn C. Green Trust dated December 14, 2000 and Jon Green, as Successor Trustee of the A. Kelly Green Family Trust dated June 21, 2008.

Susan M. Gallegos
Notary Public



When Recorded, Mail to:
US Title Insurance Agency
460 West 50 North, Suite 320
Salt Lake City, UT 84101

File No.: 031240
A.P.N.: 12-103-0107, 12-103-0122 and 12-103-0094

AFFIDAVIT OF CORRECTION TO RECORDED DOCUMENT

The undersigned, having been duly sworn, hereby states as follows:

1. I am a resident of Davis County and of legal age to make this Affidavit.
2. Jon Green, Successor Trustee executed a Special Warrant Deed (the "Document").
3. The Document is dated February 22, 2021, and was recorded on February 22, 2021, as 3350829 of the official records of the Davis County Recorder, and pertains to real property described as follows (the "Property"):

Beginning at the Southeast Corner of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point being North 89°48'19" West 1989.94 feet along the section line from the Southeast Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°48'19" West 663.37 feet along the section line to the South Quarter Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 89°48'19" West 331.76 feet along the section line to the Southwest Corner of the East One-half of the East One-half of the East One-half of the Southwest Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian to a Boundary Line Agreement recorded on January 24, 2020 as Entry no. 3220873 in Book 7435 at Pages 1395-1399 in the records of Davis County; thence North 0°11'13" East 2632.93 feet, (2633.12 feet in Boundary Line Agreement) along the west line to the Northwest Corner of the East One-half of the East One-half of the East One-half of the Southwest Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 89°40'01" East 331.73 feet along the Quarter Section Line to the Center of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 89° 40'01" East 588.29 feet along the quarter section line thence South 50°51'36" East 22.18 feet; thence Southerly 149.87 feet along the arc of a 1033.00 foot radius curve to the left, (center bears North 89°25'34" East and the long chord bears South 04°43'48" East 149.74 feet with a central angle of 08°18'45"); thence Southerly 153.16 feet along the arc of a 967.00 foot radius curve to the right, (center bears South 81° 06'49" West and the long chord bears South 04°20'56" East 153.00 feet with a central angle of 09°04'30"); thence South 89°48'37" East 33.00 feet to the east line of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 0°11'25" West 2315.06 feet along the east line of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian to the point of beginning.

Situated in Davis County, State of Utah

KRR
June 1, 2021
L-2429-C

Green to Woodside Parcel Description

Beginning at a point on the section line, said point being North 89°48'25" West 1989.98 feet along the section line from the Southeast Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, (NAD 83 Bearing from the Southeast Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian to the South Quarter Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian is North 89°27'42" West,) and running;

Thence North 89°48'25" West 887.23 feet along the section line to a point on the south line of a Plan of Annexation Into The Corporate Limits of Syracuse City recorded on August 28, 2018 as Entry no. 3113664 in Book 7087 at Page 87, (also being on the south line of Gentile Street;)

Thence North 67°47'37" West 116.36 feet, (North 67°47'31" West on said Plan of Annexation) along the south line of said Plan of Annexation and the south line of said Gentile Street to the east line of The Fields Subdivision Phase 1, (also being on a boundary line defined in a Boundary Line Agreement recorded on January 24, 2020 as Entry No. 3220873 in Book 7435 at Pages 1395-1399);

Thence North 0°11'13" East 2589.52 feet along the east line of The Fields Subdivision Phase 1 and beyond, and then back on the east line to an interior corner of The Fields Subdivision Phase 1, (also being on the aforementioned boundary line defined in the aforementioned Boundary Line Agreement);

Thence South 89°40'13" East 331.80 feet along the south line of The Fields Subdivision Phase 1 and the quarter section line to the Center of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian;

Thence South 89°40'13" East 588.29 feet along the south line of The Fields Subdivision Phase 1 and the quarter section line to the west line of 2400 West Street;

Thence South 50°51'42" East 22.18 feet to the west line of 2400 West Street;

Thence Southerly 149.26 feet along the arc of a 1033.00 foot radius curve to the left, (center bears North 89°25'06" East and the long chord bears South 04°43'15" East 149.13 feet with a central angle of 08°16'43") along the west line of 2400 West Street;

Thence Southerly 152.70 feet along the arc of a 967.00 foot radius curve to the right, (center bears South 81°06'54" West and the long chord bears South 04°20'11" East 152.54 feet with a central angle of 09°02'53") along the south line of 2400 West Street;

Thence South 89°48'45" East 33.00 feet to the center line of 2400 West Street, also being the east line of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian;

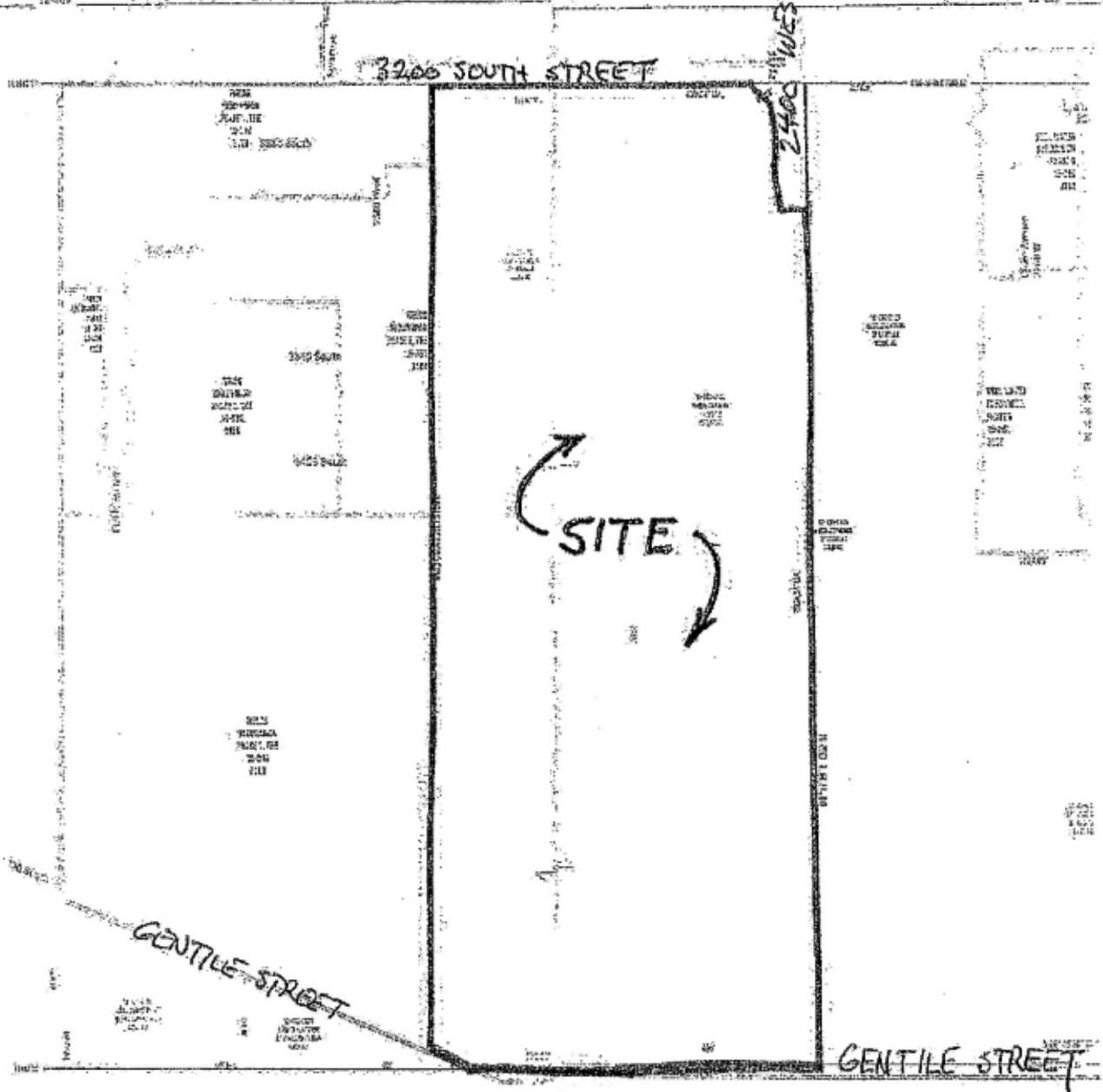
Thence South 0°11'15" West 2316.36 feet along the east line of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian to the point of beginning.

Contains 2,602,280 square feet, 59.740 acres.

EXHIBIT "A"

SW Quarter
Section 21
4N 2W
87, 88, 89
12400'

SE Quarter
Section 21
4N 2W
87, 88, 89
12400'



KRR
June 1, 2021
L-2429-C

***Green to Woodside Parcel Description
(UDOT Parcel)***

Beginning at a point North 89°48'25" West 2970.00 feet, (West 45 chains by deed and NAD 83 Bearing from the Southeast Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian to the South Quarter Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian being North 89°27'42" West) along the section line from the Southeast Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence North 37.57 feet to the south line of a Plan of Annexation into The Corporate Limits of Syracuse City recorded on August 28, 2018 as Entry no. 3113664 in Book 7087 at Page 87, (also being on the south line of Gentile Street;)

Thence South 67°47'37" East 100.22 feet, (South 67°47'31" East on said Plan of Annexation) along the south line of said Plan of Annexation and the south line of said Gentile Street to the section line;

Thence North 89°48'25" West 92.79 feet, (West by deed) along the section line to the point of beginning.

Contains 1,743 square feet, 0.040 acres.

EXHIBIT "A"

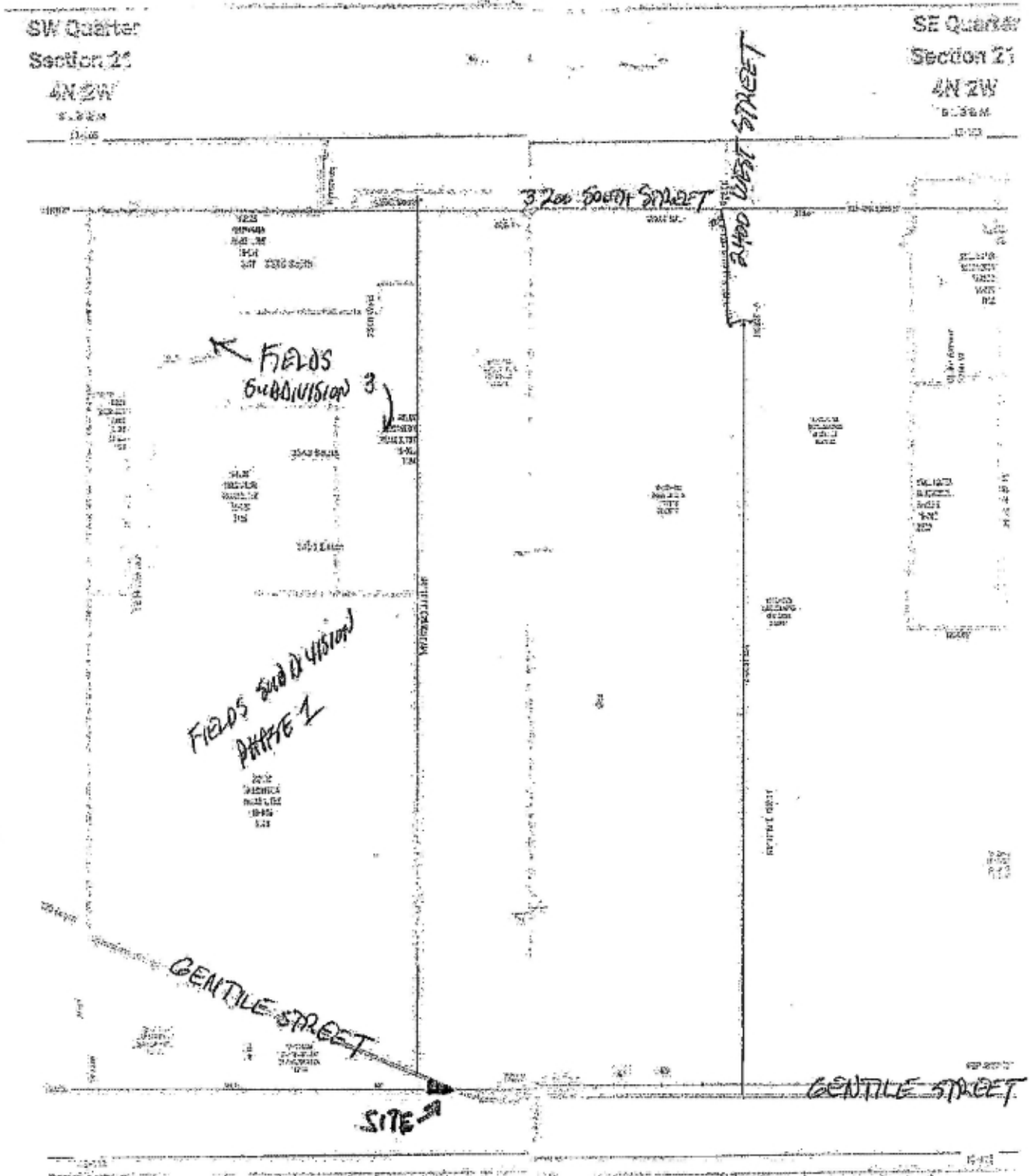
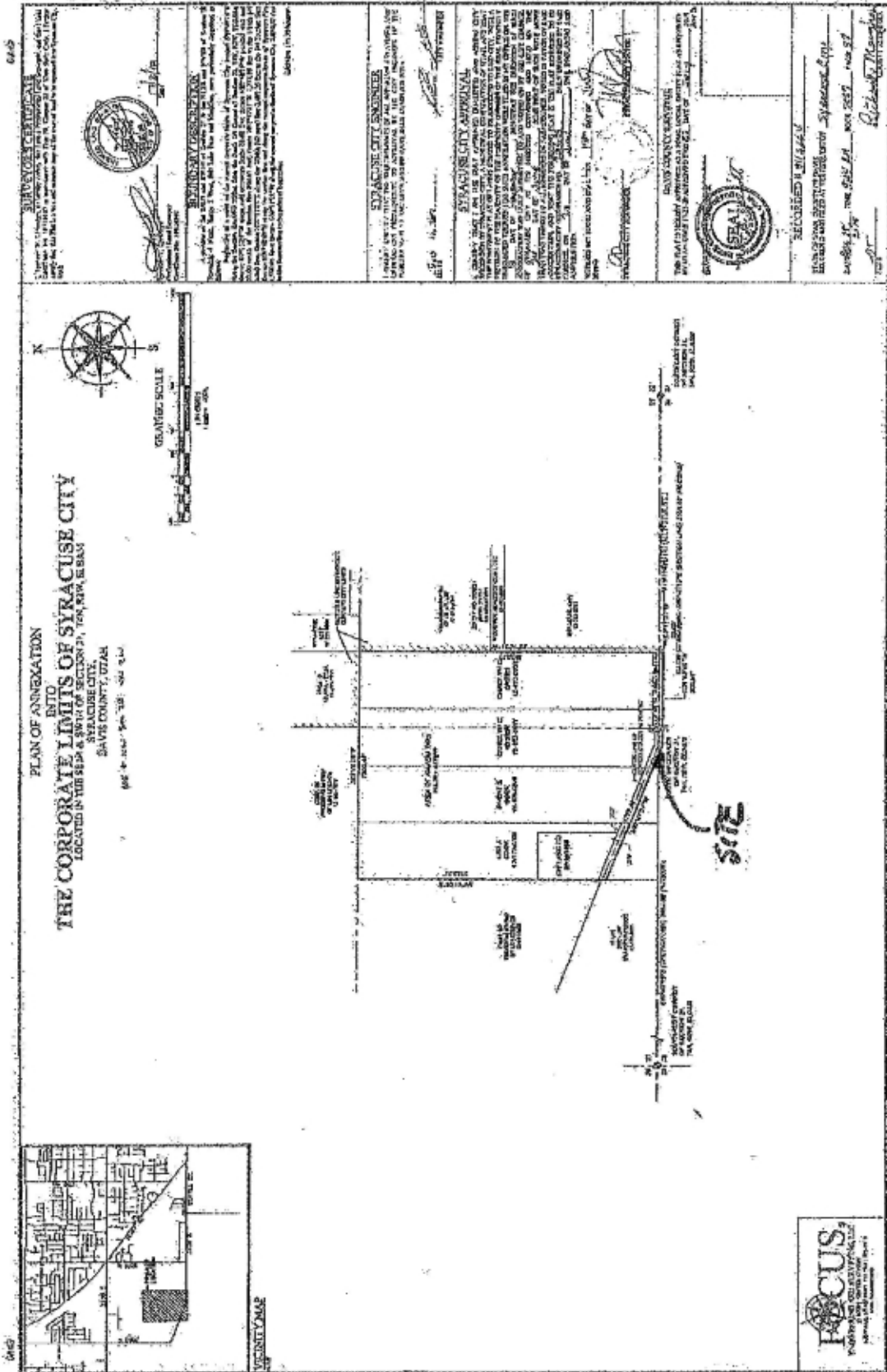


EXHIBIT 'B'



64-5

SURVEYOR GENERAL
I, _____, Surveyor General for the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original plan of annexation as filed in my office on this _____ day of _____, 19____.

SYRACUSE CITY ENGINEER
I, _____, Engineer for the City of Syracuse, do hereby certify that the foregoing is a true and correct copy of the original plan of annexation as filed in my office on this _____ day of _____, 19____.

SYRACUSE CITY APPROVAL
I, _____, Mayor of the City of Syracuse, do hereby certify that the foregoing is a true and correct copy of the original plan of annexation as filed in my office on this _____ day of _____, 19____.

RECORDED
RECORDED IN MY OFFICE
ON _____ DAY OF _____, 19____
BY _____

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