

684

490309

WARRANTY DEED

Att. 8-27-76  
78-24-27-1W

E. JEX HEPWORTH and JEANNINE P. HEPWORTH, his wife, grantors, of Bountiful, Davis County, Utah, hereby CONVEY AND WARRANT to E. JEX HEPWORTH and JEANNINE P. HEPWORTH, his wife, as joint tenants, an undivided 1/2 interest, and to SHIRL RAY HARRISON, an undivided 1/2 interest, grantees, of Bountiful, Davis County, Utah, for the sum of \$10.00 and other good and valuable considerations, the following described tracts of land in Davis County, Utah:

Beginning on the East line of a Highway at a point 26.46 chains West and 150.0 feet South and 20.0 feet East from the Northeast corner of Lot 3, Block 8, North Mill Creek Plat, Bountiful Townsite Survey, and running thence South 0°29' West 117.0 feet along said Highway; thence Southerly 31.4 feet along the arc of a 20 foot radius curve to the left along a highway and South 89°31' East 16.0 feet along a street and Northeasterly 42.4 feet along the arc of a 27 foot radius curve to the left along a street; thence North 0°29' West 109.0 feet, more or less, along a street to a point due East of the point of beginning; thence West to the point of beginning, containing 0.20 acre, more or less.

ALSO, Beginning on the Easterly line of a street at a point 26.46 chains West and 352.5 feet South and 83.0 feet, more or less, East from the Northeast corner of Lot 3 in said Block 8, and running thence East 49.0 feet, more or less, to the Southeast corner of grantors' land; thence North 38.5 feet, more or less, to the Southeasterly line of a street; thence Southwesterly 63.0 feet along said street to the point of beginning; containing 0.01 acre, more or less.

ALSO, Beginning on the Easterly No-access line of Freeway Project No. 15-7 at a point 1018.8 feet West and 130.0 feet South 0°28' West and 702.0 feet, more or less, North 89°32' West from the Northeast corner of said Lot 3 in Block 8, and running thence North 0°29' East 8.0 feet, more or less, to a point 39 feet radially distant Easterly from the "N" line of said Project at Engineer's Station 297+81; thence North 16°22' East 126.0 feet, more or less, to the South line of a street; thence South 89°32' East 72.0 feet, more or less, along said street to the Northwesterly line of the East frontage road of said Project; thence Southwesterly 127 feet, more or less, along the arc of a 183.0 foot radius curve to the left to a point opposite the center line of said frontage road at Engineer's Station 13+23.5; thence South 0°29' West 11.0 feet, more or less, to a point South 89°32' East of the point of beginning; thence North 89°32' West 60.0 feet, more or less, to the point of beginning.

Subject to easements, restrictions, agreements, and reservations of record.

WITNESS the hands of said grantors this 15 day of March, A.D. 1978.

Abstracted  
Indexed  
Entered

E. Jex HEPWORTH  
E. JEX HEPWORTH  
Jeannine P. HEPWORTH  
JEANNINE P. HEPWORTH

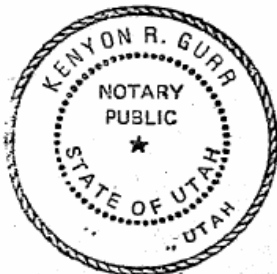
STATE OF UTAH

SS.

COUNTY OF DAVIS

On the 15 day of March, A.D. 1978, personally appeared before me E. JEX HEPWORTH and JEANNINE P. HEPWORTH, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Platted



Kenyon R. Gurr  
NOTARY PUBLIC

Residing at: Bountiful, Utah

My Com. Expires: 4-4-78

This instrument was prepared by:  
Hepworth and Associates  
320 W 500 S Ste. 200  
Bountiful, UT 84010

E 3469503 B 7985 P 1613-1614  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
04/11/2022 03:05 PM  
FEE \$40.00 Pgs: 2  
DEP RT REC'D FOR HEPWORTH AND ASSO  
CIATES

After recording, mail document  
and tax statements to:  
Bradley Richard Hepworth  
820 N 325 W  
Bountiful, UT 84010

## QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 3 <sup>January 2022</sup> day of ~~December~~, 2021 (the "Effective Date") between Bradley Richard Hepworth (the "Grantor"), and 5<sup>th</sup> Street Holdings LLC (the "Grantee"), an individual whose mailing address is 820 N 325 W Bountiful, Utah.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davis County, Utah, and more particularly described as follows:

**Address:**

980 N 500 W  
Bountiful, UT 84010

**Parcel Number:**

03-021-0159

**Legal Description:**

BEG AT PT 1018.8 FT W & 130 FT S 0°28' W & APPROXIMATELY 702 FT N 89°32' W  
FR NE COR LOT 3, BLK 8, NMC PLAT, BOUNTIFUL TS SURVEY; TH  
N 0°29' E 8.0 FT; TH N 16°22' E 160.41 FT, M/L, TO N'LY BNDRY LINE OF SD ENTIRE  
TRACT; TH E'LY 72 FT, M/L, ALG SD N'LY BNDRY LINE TO NW'LY  
RW LINE OF E FRONTAGE RD OF SD PROJECT; TH SW'LY 194.89 FT, M/L, ALG  
ARC OF A 183 FT RAD CURVE TO LEFT, TH S 0°29' W 11.0 FT, M/L,  
TO S'LY BNDRY LINE; TH W'LY 90.75 FT, M/L, ALG S'LY BNDRY LINE TO POB.  
CONT. 0.29 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.)

TO HAVE AND TO HOLD unto said Grantee, their successors and assigns, forever.

**Signatures to follow on the next page**

EXECUTED this 3 day of ~~December, 2021~~ <sup>January 2022</sup>

  
Grantor Signature

BRAD HEPWORTH  
Bradley Richard Hepworth

**ACKNOWLEDGEMENT OF NOTARY PUBLIC**

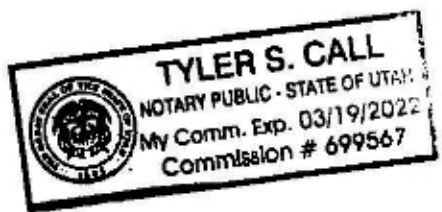
STATE OF UTAH.

COUNTY OF DAVIS

On this day, personally appeared before me, Bradley Richard Hepworth, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 3<sup>rd</sup> day of ~~December, 2021~~ <sup>January 2022</sup>

  
Notary's Public Signature



3/19/2022 (Date)  
My Commission Expires

This instrument was prepared by:  
Hepworth and Associates  
320 W 500 S Ste. 200  
Bountiful, UT 84010

E 3469506 B 7985 P 1619-1620  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
04/11/2022 03:05 PM  
FEE \$40.00 Pgs: 2  
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Bountiful, UT 84010

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WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davis County, Utah, and more particularly described as follows:

Address:  
980 N 500 W  
Bountiful, UT 84010

Parcel Number:  
03-021-0120

Legal Description:

BEG AT A PT 26.46 CHAINS W & 150 FT S & 20 FT E FR THE NE COR OF LOT 3, BLK 8, NMC PLAT, BOUNTIFUL TS SURVEY; TH S 0°29' W 117 FT; TH S'LY 31.4 FT ALG ARC OF A 20 FT RAD CURVE TO THE LEFT; TH S 89°31' E 16 FT; TH E'LY 42.4 FT ALG ARC OF A 27 FT RAD CURVE TO THE LEFT; TH N 0°29' W 109 FT TO A PT E OF THE POB; TH W TO THE POB. CONT. 0.20 ACRES

TO HAVE AND TO HOLD unto said Grantee, their successors and assigns, forever.

*Signatures to follow on the next Page*

EXECUTED this 3 day of ~~December~~, 2021. <sup>January 2022</sup>

  
\_\_\_\_\_  
Grantor Signature

  
\_\_\_\_\_  
Bradley Richard Hepworth

**ACKNOWLEDGEMENT OF NOTARY PUBLIC**

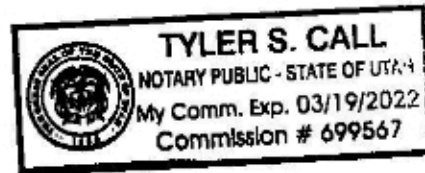
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COUNTY OF DAVIS

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Witness my hand and official seal hereto affixed on this 3 day of ~~December~~, 2021. <sup>January 2022</sup>

  
\_\_\_\_\_  
Notary's Public Signature



3/19/2022 (Date)  
My Commission Expires