

3152749
BK 7237 PG 469

E 3152749 B 7237 P 469-471
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/9/2019 1:36:00 PM
FEE \$14.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AGENCY

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(LIMITED LIABILITY COMPANY) Tax ID No. 08-066-0005
Salt Lake County PIN No. 11268

Project No. S-R199(229)
Parcel No. R199:355:T
111280 - JCP

Woodside Hunters Creek LLC, a Utah limited liability company, Grantor, hereby CONVEY AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land in fee being all of an entire tract of property, situate in the NE1/4 SW1/4, NW1/4 SW1/4 and SE1/4 SW1/4 of Section 15 Township 3 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said tract of land are described as follows:

Beginning at a point which is 273.70 feet South (West) from the Northeast corner of the Southwest Quarter of said Section 15 and running thence South along the FAPID line 1320.00 feet; thence East 273.70 feet to the Quarter Section line; thence South 00°10'19" East 1009.52 feet to the Northerly line of that property described in Book 680 at Page 87 of Davis County Records; thence along the Northerly line of said property North 37°17'37" West 2928.20 feet (North 37°36' West 2909.29 feet by Record) to the North line of said Southwest Quarter; thence East 1497.47 (Record 1493.50 feet) to the point of beginning.

The above described tract of land contains 1,699,688 square feet in area or 39.019 acres.

Note(s): The description on the vesting document for the above described tract of land has a closing error of 3.97 feet. Forced closure results in the calculated area as shown.

IN WITNESS WHEREOF, said Woodside Hunters Creek LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 9 day of April, A.D. 2019.

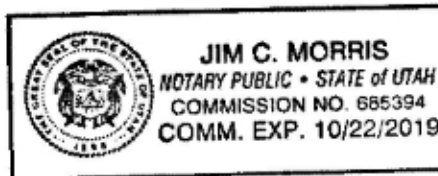
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

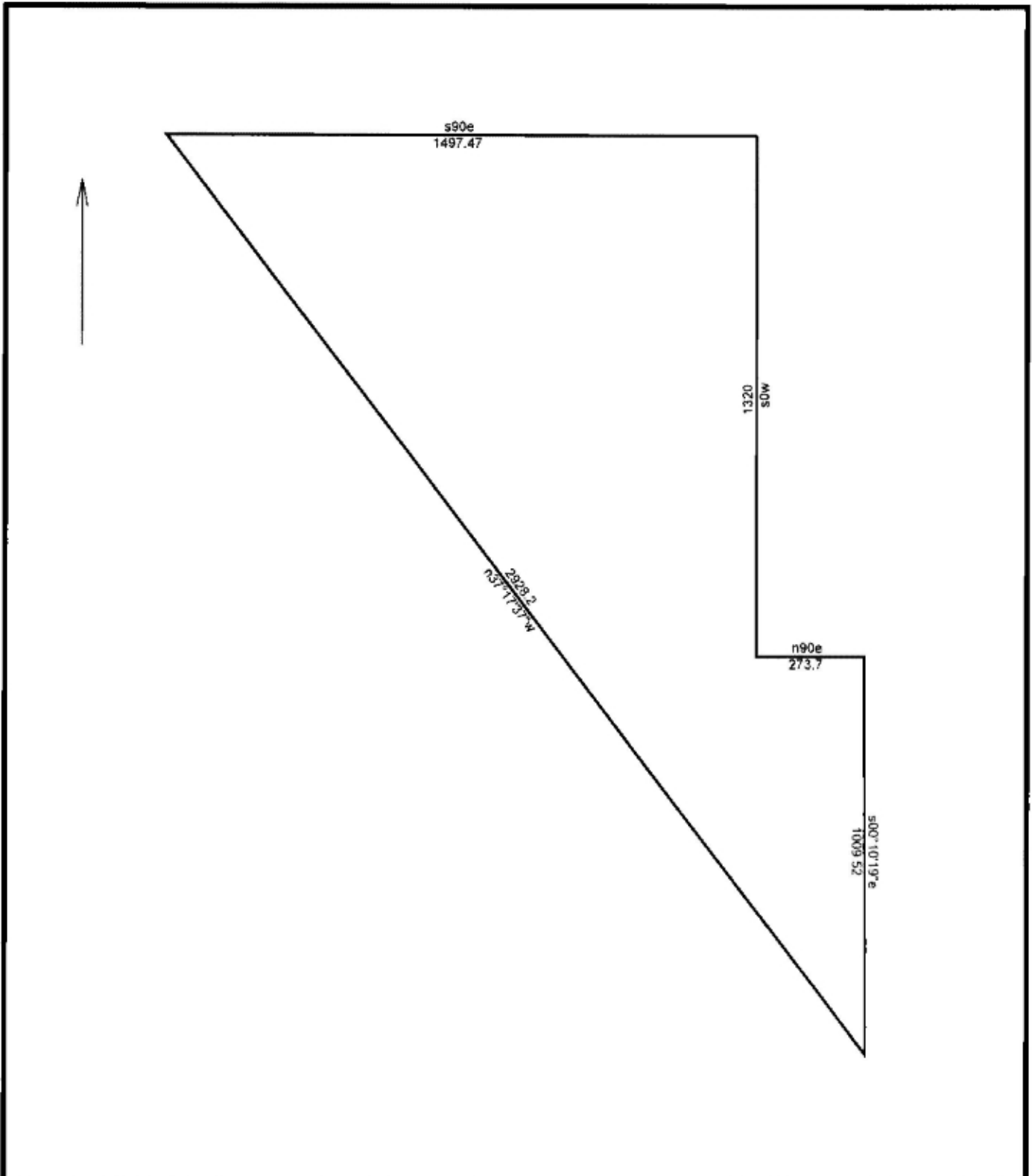
Woodside Hunters Creek LLC
Limited Liability Company
By [Signature]
Manager

On this, the 9 day of April, 2019, personally appeared before me Dorel Terry, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Woodside Hunters Creek LLC, a Utah limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public





11268_S-R199(229)_13P_355_T_DeedPlot

11/14/2018

Scale: 1 inch= 350 feet

File: 11268_S-R199(229)_13P_355_T_DeedPlot.ndp

Tract 1: 39.0197 Acres. Closure: n18.3122w 0.01 ft. (1/548158). Perimeter=7029 ft.

- 01 s0w 1320
- 02 n90e 273.7
- 03 s00.1019e 1009.52
- 04 n37.1737w 2928.2
- 05 s90e 1497.47

3152750
BK 7237 PG 472

E 3152750 B 7237 P 472-476
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/9/2019 1:36:00 PM
FEE \$18.00 Pgs: 5
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AGENCY

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed

(LIMITED LIABILITY COMPANY)

Salt Lake County

Tax ID No. 08-067-0017

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:357:T

111280-5CP

Woodside Hunters Creek LLC, a Utah limited liability company, Grantor, hereby CONVEY AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land in fee being all of an entire tract of property, situate in the NW1/4 SE1/4 of Section 15 Township 3 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said tract of land are described as follows:

Beginning at the Northwest corner of the North One-Half of the Southeast Quarter (North one half of the Southeast Quarter) of said Section 15 and running thence coincident with the Section line South 00°10'19" East 1325.57 feet to the Southwest corner of said North One-Half of the Southeast Quarter, and the Southwest corner of Block 6 of the Erastus From Rose Survey of said North One Half of Southeast Quarter; thence coincident with the South line of said North One-Half of the Southeast Quarter North 89°56'45" East 1248.01 feet to the Westerly line of Hunters Creek No. 3; thence along said line the following 13 courses: 1) North 0°03'15" West 105.56 feet, 2) North 4°04'58" East 55.14 feet, 3) North 0°03'15" West 89.29 feet, 4) North 89°56'45" East 105.00 feet, 5) North 69°18'42" East 58.77 feet, 6) North 89°56'45" East 160.61 feet, 7) North 0°03'15" West 99.60 feet, 8) North 23°08'32" West 80.89 feet, 9) North 9°32'53" West 151.18 feet, 10) North 13°58'35" West 83.51 feet, 11) North 30°59'13" West 82.12 feet, 12) North 36°56'25" West 380.63 feet and 13) North 40°05'08" West 302.34 feet; thence North 89°46'49" West 75.21 feet; thence North 32°38'03" West 50.63 feet; thence North 89°57'52" West 931.13 feet to the point of beginning.

LESS:

Hunters Creek Subdivision No. 4A, A Subdivision located in the Southeast Quarter of Section 15, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Farmington City, Davis County, Utah described as follows

BEGINNING AT A POINT ON THE WESTERLY LINE OF HUNTERS CREEK SUBDIVISION NO. 3 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER. SAID POINT LIES NORTH 89°57'52" WEST ALONG THE QUARTER SECTION LINE 1340.65 FEET AND SOUTH 00°02'08" WEST 359.03 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWELVE (12) COURSES: 1) SOUTH 36°56'25" EAST 274.26 FEET, 2) SOUTH 30°59'13" EAST 82.12 FEET, 3) SOUTH 13°58'35" EAST 83.51 FEET, 4) SOUTH 09°32'53" EAST 151.18 FEET, 5) SOUTH 23°08'32" EAST 80.89 FEET, 6) SOUTH 00°03'15" EAST 99.60 FEET, 7) SOUTH 89°56'45" WEST 160.61 FEET, 8) SOUTH 69°18'42" WEST 58.77 FEET, 9) SOUTH 89°56'45" WEST 105.00 FEET, 10) SOUTH 00°03'15" EAST 89.29 FEET, 11) SOUTH 04°04'58" WEST 55.14 FEET AND 12) SOUTH 00°03'15" EAST 105.56 FEET; THENCE SOUTH 89°56'45" WEST 318.10 FEET; THENCE NORTH 19°35'06" WEST 29.98 FEET; THENCE NORTH 11°46'56" WEST 62.88 FEET; THENCE NORTH 05°59'47" WEST 48.17 FEET; THENCE NORTH 01°45'46" WEST 74.50 FEET; THENCE NORTH 07°14'07" WEST 60.36 FEET; THENCE NORTH 18°36'29" WEST 45.97 FEET; THENCE NORTH 57°28'11" WEST 55.85 FEET; THENCE SOUTH 85°40'30" WEST 42.96 FEET; THENCE SOUTH 16°28'05" WEST 37.57 FEET; THENCE SOUTH 74°29'05" WEST 114.84 FEET; THENCE NORTH 26°59'53" WEST 124.39 FEET; THENCE NORTH 59°01'04" EAST 251.88 FEET; THENCE NORTH 55°53'31" EAST 55.08 FEET; THENCE NORTH 59°01'04" EAST 104.54 FEET; THENCE SOUTH 30°36'02" EAST 50.09 FEET; THENCE NORTH 59°01'04" EAST 209.94 FEET; THENCE NORTH 36°56'25" WEST 147.58 FEET; THENCE NORTH 53°03'35" EAST 105.00 FEET; THENCE NORTH 34°39'23" EAST 57.96 FEET; THENCE NORTH 53°03'35" EAST 117.00 FEET TO THE POINT OF BEGINNING. CONTAINING 450,286 SQUARE FEET OR 10.34 ACRES

LESS:

Hunters Creek Subdivision No. 4B, A Conservation Subdivision located in the Southeast Quarter of Section 15, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Farmington City, Davis County, Utah described as follows:

BEGINNING AT A POINT WHICH LIES NORTH 89°57'52" WEST ALONG THE SECTION LINE 1701.99 FEET; FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WEST LINE OF HUNTERS CREEK SUBDIVISION NO. 2 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 2182212 IN BOOK 4070 AT PAGE 467, AND RUNNING ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1- SOUTH 32°38'03" EAST 50.63 FEET AND 2- SOUTH 89°46'49" EAST 75.21 FEET TO THE NORTHWESTERLY CORNER OF HUNTERS CREEK SUBDIVISION NO. 3 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 2172211 IN BOOK 4045 AT PAGE 628, AND RUNNING ALONG THE SOUTHWESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1- SOUTH 40°05'08" EAST 302.34 FEET AND 2- SOUTH 36°56'25" EAST 106.36 FEET TO THE NORTH LINE OF HUNTERS CREEK SUBDIVISION NO. 4A AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 2681693 IN BOOK 5590 AT PAGE 823, AND RUNNING ALONG SAID SUBDIVISION THE FOLLOWING NINE (9) COURSES: 1-SOUTH 53°03'35" WEST 117.00 FEET; 2- SOUTH 34°39'23" WEST 57.96 FEET; 3- SOUTH 53°03'35" WEST 105.00 FEET; 4- SOUTH 36°56'25" EAST 147.58 FEET; 5- SOUTH 59°01'04" WEST 209.94 FEET; 6- NORTH 30°36'02" WEST 50.09 FEET; 7- SOUTH 59°01'04" WEST 104.54 FEET; 8- SOUTH 55°53'31" WEST 55.08 FEET AND 9- SOUTH 59°01'04" WEST 251.88 FEET; THENCE NORTH 26°59'53" WEST 899.83 FEET; THENCE NORTH 00°02'08" EAST 136.30 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89°57'52" EAST ALONG SAID LINE 725.64 FEET TO THE POINT OF BEGINNING.

Calculated Remainder area: The above described tract of land contains 684,166 square feet in area or 15.706 acres, more or less.

IN WITNESS WHEREOF, said Woodside Hunters Creek LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 9 day of APRIL, A.D. 20 19.

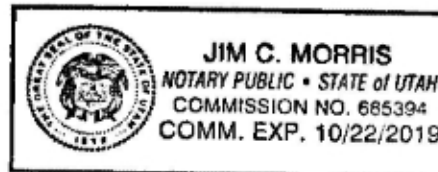
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

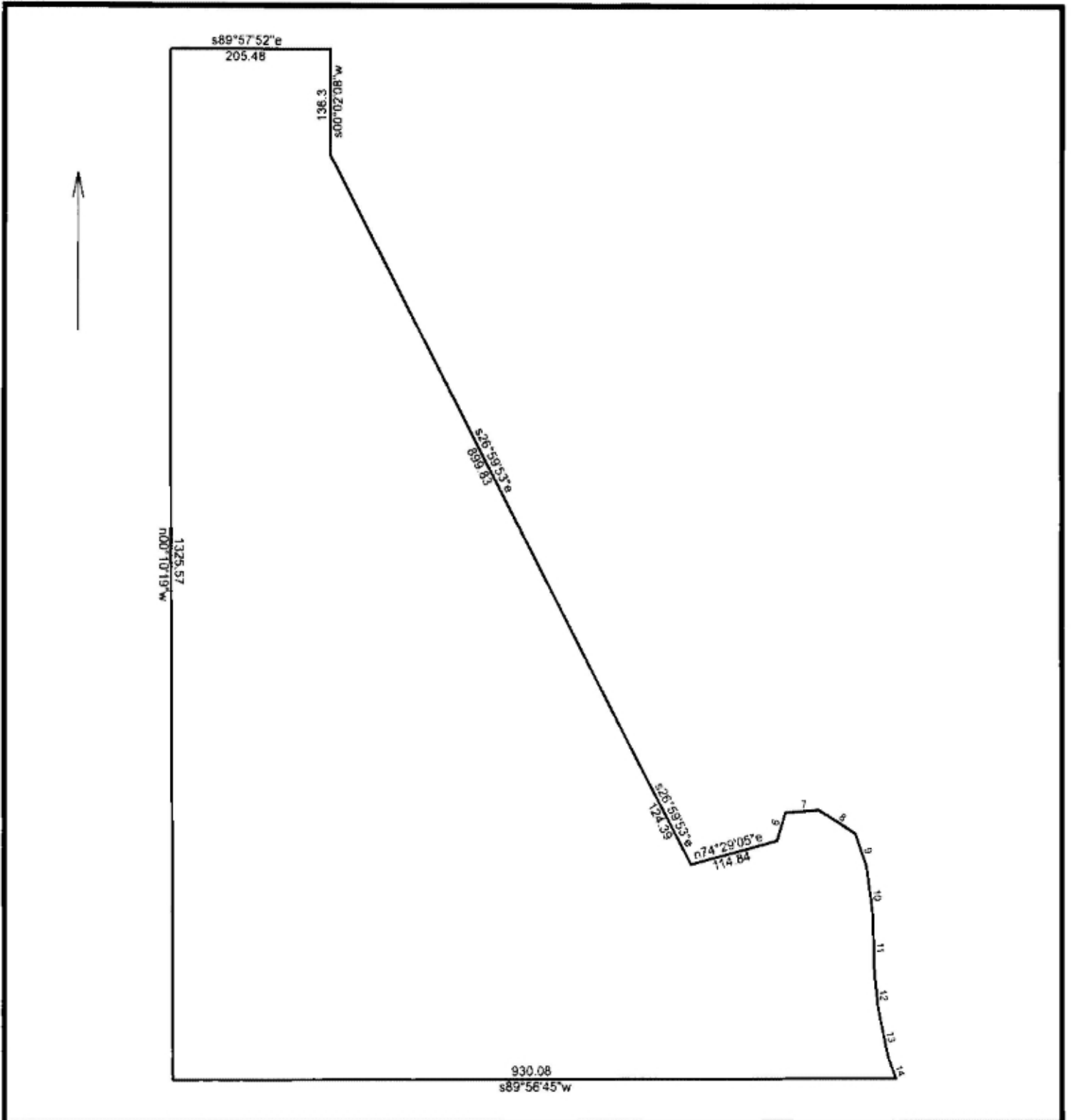
Woodside Hunters Creek LLC
Limited Liability Company
By [Signature]
Manager

On this, the 9 day of APRIL, 2019, personally appeared before me Derek Terry, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Woodside Hunters Creek LLC, a Utah limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public





11268_S-R199(229)_13P_357_T_DeedPlot

12/4/2018

Scale: 1 inch= 170 feet

File: 11268_S-R199(229)_13P_357_T_DeedPlot.ndp

Tract 1: 15.7063 Acres, Closure: n39.5539w 0.01 ft. (1/372228), Perimeter=4195 ft.

01 s89.5752e 205.48
02 s00.0208w 136.3
03 s26.5953e 899.83
04 s26.5953e 124.39
05 n74.2905e 114.84
06 n16.2805e 37.57
07 n85.4030e 42.96
08 s57.2811e 55.85
09 s18.3629e 45.97
10 s07.1407e 60.36

11 s01.4546e 74.5
12 s05.5947e 48.17
13 s11.4656e 62.88
14 s19.3506e 29.98
15 s89.5645w 930.08
16 n00.1019w 1325.57

3152751
BK 7237 PG 477

E 3152751 B 7237 P 477-479
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/9/2019 1:36:00 PM
FEE \$14.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AGENCY

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(LIMITED LIABILITY COMPANY) Tax ID No. 08-066-0006
Salt Lake County PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:358:T
11280-SCP

Woodside Hunters Creek LLC, a Utah limited liability company, Grantor, hereby CONVEY AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land in fee being all of an entire tract of property, situate in the NE1/4 SW1/4 of Section 15 Township 3 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said tract of land are described as follows:

Beginning at the Northeast corner of the Southwest Quarter of said Section 15 and running thence along the Quarter Section line South 00°10'19" East 1320.00 feet to the Northerly FAPID line; thence along said Northerly line West 273.70 feet; thence North 1320.00 feet to the North line of said Southwest Quarter; thence East 273.70 feet to the point of beginning.

The above described tract of land contains 361,283 square feet in area or 8.294 acres.

IN WITNESS WHEREOF, said Woodside Hunters Creek LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 9 day of APRIL, A.D. 20 19.

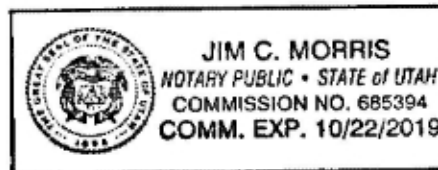
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

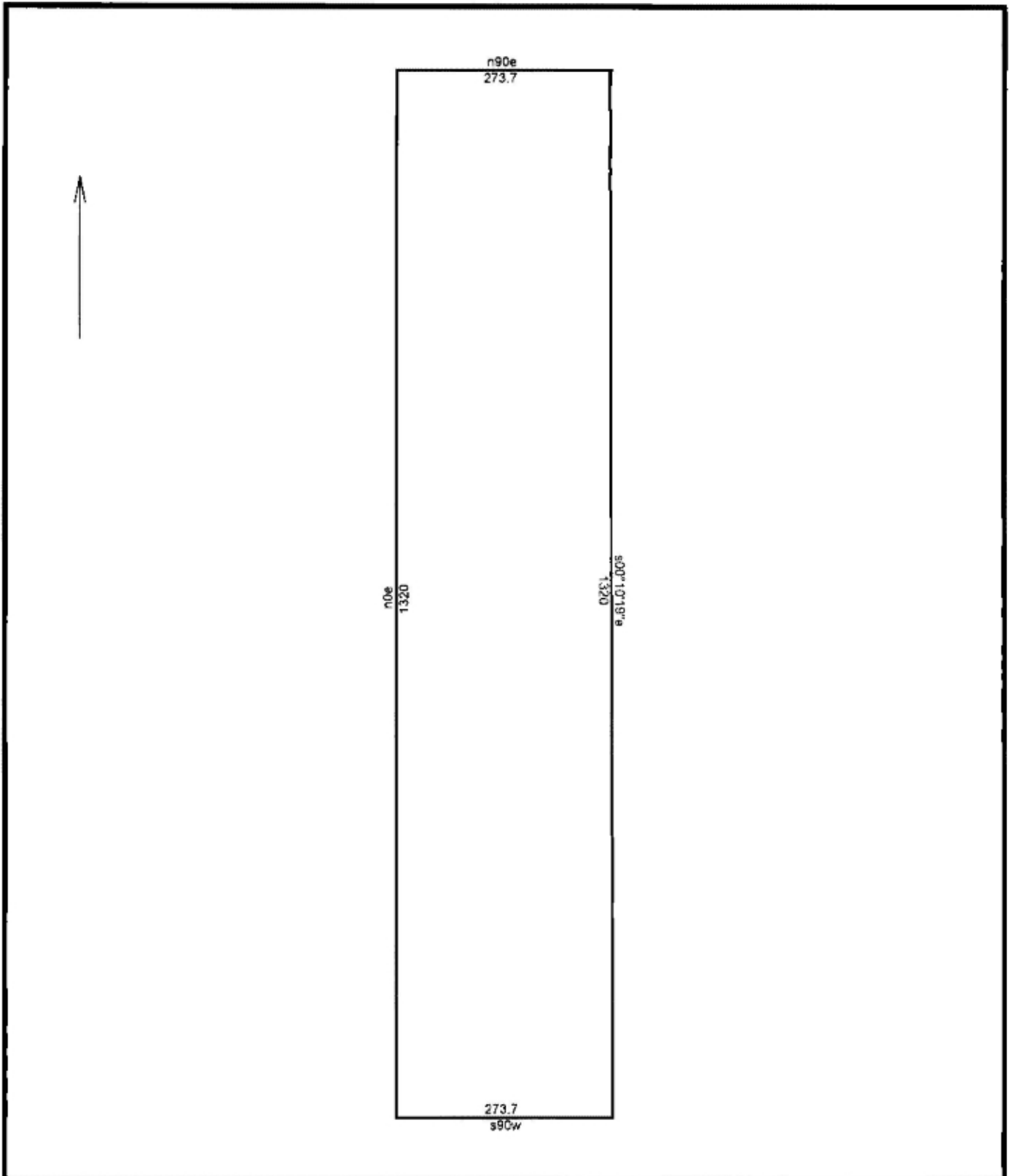
Woodside Hunters Creek LLC
Limited Liability Company
By [Signature]
Manager

On this, the 9 day of APRIL, 2019, personally appeared before me DEREK TERRY, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Woodside Hunters Creek LLC, a Utah limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public





11268_S-R199(229)_13P_358_T_DeedPlot

11/14/2018

Scale: 1 inch= 170 feet

File: 11268_S-R199(229)_13P_358_T_DeedPlot.ndp

Tract 1: 8.2939 Acres (361283 Sq. Feet), Closure: s89.5450w 3.96 ft. (1/805), Perimeter=3187 ft.

- 01 s00.1019e 1320
- 02 s90w 273.7
- 03 n0e 1320
- 04 n90e 273.7