

3184683  
BK 7340 PG 483

E 3184683 B 7340 P 483-485  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/5/2019 10:42:00 AM  
FEE \$0.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

WHEN RECORDED MAIL TO  
Kaysville City Corporation  
23 East Center Street  
Kaysville Utah 84037

Utah Department of Transportation  
Right of Way Fourth Floor  
Box 148420  
Salt Lake City Utah 84114-8420

## Warranty Deed

(TRUSTEE)

Davis County

Tax ID. No. 11-037-0038

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:427:C

116752-5CP

George L. Talbot, Jr., as Trustee and Successor Trustee for Mary Shermer Talbot of The Talbot Family Revocable Trust, dated the 19th day of May, 1992 Grantor, of Kaysville, County of Davis, State of Utah, hereby CONVEYS AND WARRANTS to Kaysville City Corporation, Grantee, at 23 East Center Street, Kaysville, Utah 84037, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the NW1/4 SW1/4 of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian for the widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract and the easterly right of way line of a frontage road of said Project, which point is 338.69 feet S 00° 11'30"W. along the Section line and 379.19 feet East from the West Quarter corner of said Section 25; and running thence N.82°40'00"E. 20.14 feet along said northerly boundary line to a point 166.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1193+58.99; thence S.00°33'09"E. 62.26 feet, parallel with said right of way control line to a point 166.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite Engineers Station 1192+96.74; thence S.89°11'23"W. 20.00 feet to said easterly right of way line of a frontage road; thence N.00°33'09"W. 59.97 feet along said easterly right of way line of a frontage road to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 1,222 square feet in area or 0.028 acre.

(Note: Rotate above bearings 00°20'39" clockwise to equal Highway bearings)

WITNESS, the hand of said Grantor, this 4<sup>th</sup> day of SEPTEMBER, A.D. 2019.

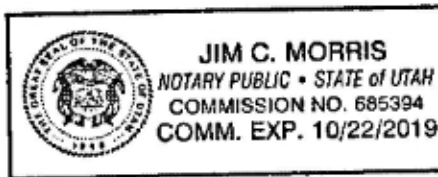
The Talbot Family Revocable Trust,  
dated the 19th of May, 1992

STATE OF UTAH  
COUNTY OF DAVIS ) ss.  
)

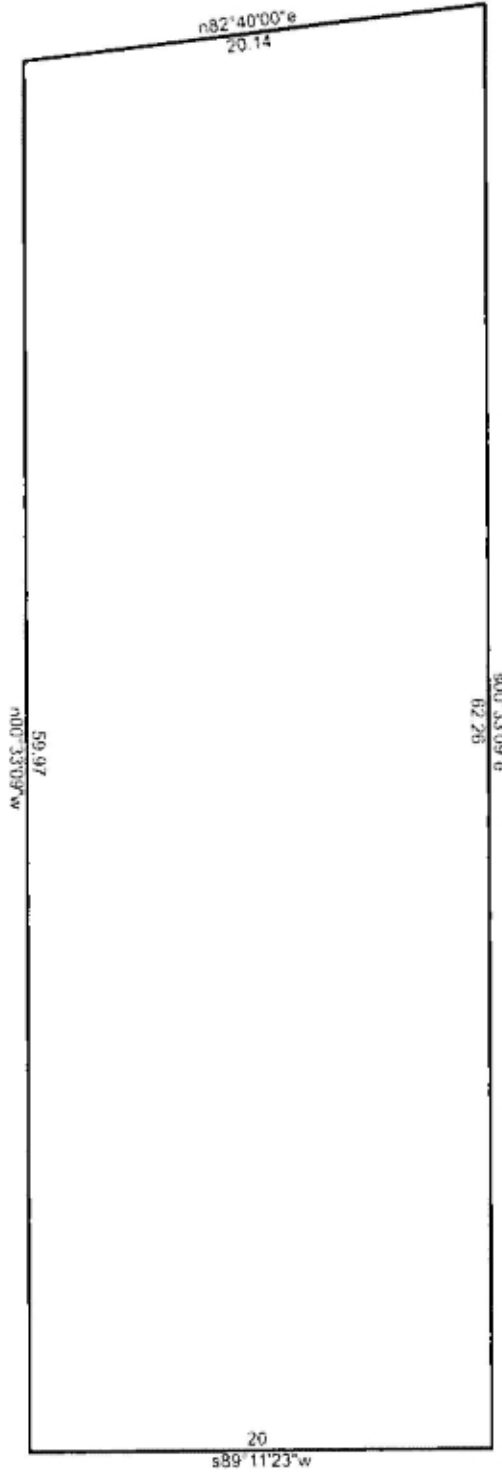
George L. Talbot Jr.  
George L. Talbot Jr., Trustee  
and Successor Trustee  
Trustee and Successor Trustee

On the date first above written personally appeared before me, George L. Talbot, Jr.  
Trustee and Successor Trustee for Mary Sherner Talbot of The Talbot Family Revocable Trust, dated the 19<sup>th</sup>  
of May, 1992, who being by me duly sworn, acknowledged to me that they signed the within and foregoing  
instrument in accordance with the authority as Trustee and Successor Trustee given under the instrument  
creating said Trust, as that as Trustee and Successor Trustee they executed the same.

Jim C. Morris  
Notary Public



3184683  
BK 7340 PG 485



13821\_S-0089(406)398\_15P\_427\_C\_DeedPlot

6/7/2019

Scale: 1 inch= 8 feet

File: 13821\_S-0089(406)398\_15P\_427\_C\_DeedPlot.ndp

Tract 1: 0.0281 Acres (1222 Sq. Feet). Closure: n00.0000e 0.00 ft. (1/76357), Perimeter=162 ft.

- 01 n82.4000e 20.14
- 02 s00.3309e 62.26
- 03 s89.1123w 20
- 04 n00.3309w 59.97