

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

3184719
BK 7340 PG 748

E 3184719 B 7340 P 748-750
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/5/2019 11:47:00 AM
FEE \$0.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE

Warranty Deed

(TRUSTEE)

Davis County

Tax ID. No. 11-037-0030

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:430

114926-5CP

Steven S. Talbot and Elaine B. (AKA Elaine B. Talbot), trustees of the Talbot Revocable Living Trust, dated February 19, 2008, Grantor, of Kaysville, County of Davis, State of Utah, hereby CONVEYS AND WARRANTS 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 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 existing easterly right of way line of a frontage road, which point is 253.17 feet (Record 259.60 feet) S.89°46'00"E. along the Section line and 2512.18 (Record 2512.00 feet) S.00°26'00"E. and 70.30 feet N.83°35'00"E. and 433.57 feet S.00°26'00"E. from the Northwest corner of said Section 25; and running thence N.82°40'00"E. 17.50 feet along said northerly boundary line to a point 146.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1194+06.64; thence S.00°26'48"E. 50.00 feet, parallel with said right of way control line, to the southerly boundary line of said entire tract at a point 146.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1193+56.65; thence S.82°40'00"W. 17.51 feet along said southerly boundary line to said existing easterly right of way line of a frontage road; thence N.00°26'00"W. 50.00 feet along said existing easterly right of way line 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.

Continued on Page 2
TRUSTEE RW-01T (11-01-03)

The above described parcel of land contains 869 square feet in area or 0.020 acre.

(Note: Rotate above bearings 00°14'18" clockwise to equal Highway bearings)

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

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

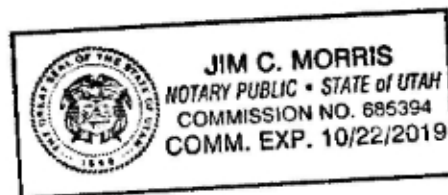
The Talbot Revocable Living Trust,
dated February 19, 2008

Steven S. Talbot TRUSTEE
Steven S. Talbot, Trustee

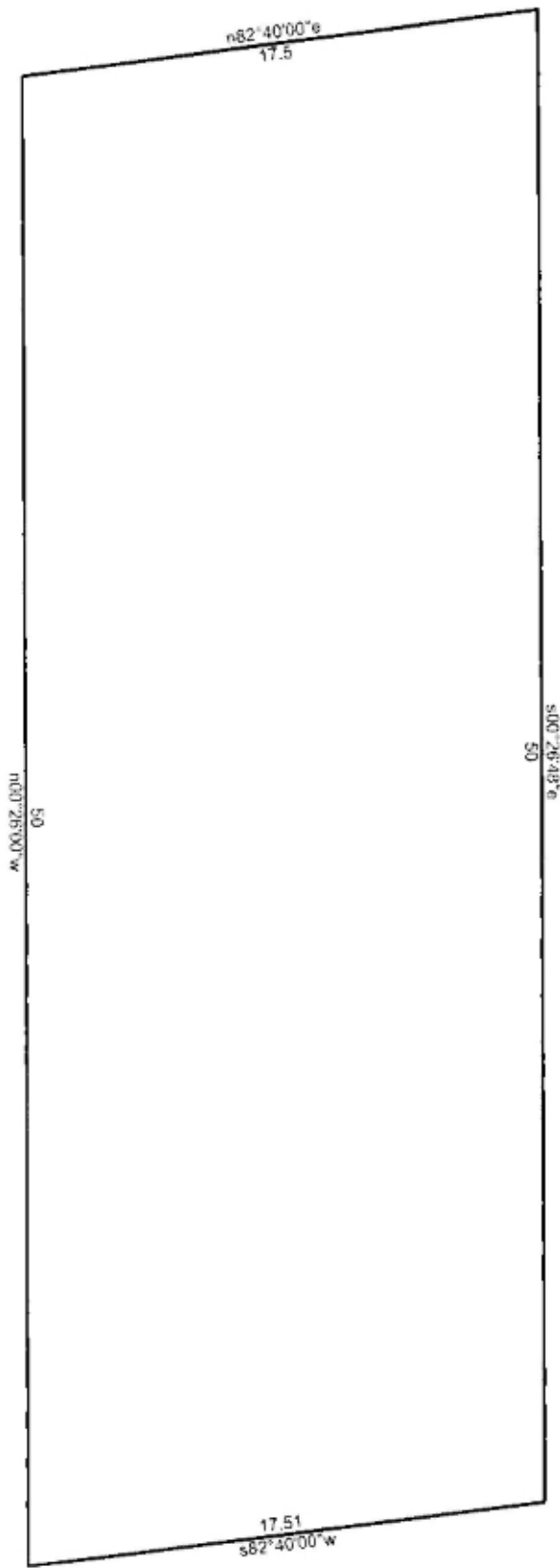
Elaine B. Talbot trustee
Elaine B. Talbot, Trustee

On the date first above written personally appeared before me, Steven S. Talbot and Elaine B. (AKA Elaine B. Talbot), trustees of the Talbot Revocable Living trust, dated February 19, 2008, who, being by me duly sworn, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust, and that as Trustees they executed the same.

Jim C. Morris
Notary Public



3184719
BK 7340 PG 750



13821_S-0089(406)398_13P_430_DeedPlot

5/20/2019

Scale: 1 inch= 6 feet

File: 13821_S-0089(406)398_13P_430_DeedPlot.ndp

Tract 1: 0.0199 Acres (869 Sq. Feet). Closure: n00.0000e 0.00 ft. (1/64648). Perimeter=135 ft.

- 01 n82.4000e 17.5
- 02 s00.2648e 50
- 03 s82.4000w 17.51
- 04 n00.2600w 50