

MAIL TAX NOTICE TO
Keith Brumfield
2723 West 2300 North
Clinton, UT 84015

5

13-004-0027, 13-004-0014, 13-004-0013

Warranty Deed

Order No. 6-046277

LaVon B. Harvatin Aka LaVon Harvatin, Larna B. Haven Aka Larna Evans and Corrinne Reneau Aka Corrine Reneau

of South Weber, County of Davis, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Keith Brumfield

of Clinton, County of Davis, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Davis County, State of UTAH:

Parcel 1:

Beginning at a point 1320 feet North from the Southeast Corner of Section 19, Township 5 North, Range 1 West, Salt Lake Meridian; thence West 1000.0 feet, more or less; thence South 12°13'00" East 141.91 feet; thence South 87°12'24" West 776.75 feet to the East line of Davis and Weber County Canal right of way; thence Southeasterly along said right of way to a point South of beginning; thence North 860 feet, more or less, to the point of beginning, less and excepting that parcel deeded to the U.S.A., in Book 109, Page 531 as Entry No. 158820.

Also: Beginning at a point 1320 feet North and 2000 feet West from the Southeast Corner of Section 19, Township 5 North, Range 1 West, Salt Lake Meridian, to the East line of Davis and Weber County Canal; thence Southeasterly along said right of way 230 feet, more or less, thence North 3°12'19" West 64.33 feet; thence North 04°06'02" East 114.19 feet; thence West 164.87 feet to the point of beginning.

Parcel 1A:

Together with a thirty (30) foot wide ingress and egress easement upon an existing roadway described as follows:

Fifteen feet either side of a center line described as: Part of the Southwest Quarter of Section 20, Township 5 North, Range 1 West, Salt Lake Base and Meridian; beginning at a point North 0°23'33" West 1296.48 feet along the Section line from the Southwest Corner of said Section 20 and running thence North 78°10'27" East 17.51 feet, thence South 88°47'41" East 31.31 feet, thence South 78°56'53" East 48.60 feet, thence South 72°59'05" East 84.07 feet to the Southerly line of South Weber Drive.

Parcel No. 13-004-0027

Parcels 2:

Beginning 787.13 feet West from the Southeast Corner of Section 19, Township 5 North, Range 1

West, Salt Lake Meridian; thence West 246.68 feet; thence North 715 feet, more or less, to the Southerly right of way line of Davis and Weber County Canal; thence Southeasterly along said right of way to a point North 62°32' East of beginning; thence South 62°32' West 884.18 feet, more or less, to the point of beginning.

Parcel 2A:

Together with a right of way for access as recorded October 22, 1976, in Book 621 at Page 592, as Entry No. 445526.

Parcel No. 13-004-0014

Parcel 3:

Beginning at a point North 41°22' West 969.2 feet from the Southeast Corner of Section 19, Township 5 North, Range 1 West, Salt Lake Meridian, in the County of Davis, State of Utah, and running thence South 62°40' West 100 feet; thence North 27°20' West 380 feet; thence North 62°40' East 100 feet; thence South 27°20' East 380 feet to the point of beginning.

Together with the following easements:

Parcel 3A:

A perpetual easement and right of way for the construction, maintenance, operation, improvement and replacement of an underground Electric Power Cable, in, on, under and across the following described land:

All that real property situated in the Southeast Quarter of Section 19, Township 5 North, Range 1 West, Salt Lake Base and Meridian, in the County of Davis, State of Utah, being more particularly described as follows: A strip of land 10 feet in width, lying 5 feet on each side of the following described center line: Beginning at a point which bears North 41°22' West 962.2 feet and North 27°20' West 192 feet from the Southeast Corner of Section 19, Township 5 North, Range 1 West, Salt Lake Base and Meridian; thence from said point of beginning North 31°40' East 136.0 feet and North 18°14' East 101.0 feet to the point of ending.

Parcel 3B:

A perpetual easement and right of way for the construction, maintenance, improvement and repair of a road over the following parcel of land:

A part of the Southeast Quarter of Section 19, Township 5 North, Range 1 West, Salt Lake Base and Meridian, in the County of Davis, State of Utah, as follows:

Beginning at a point on the section line common to Sections 19 and 20, North 0°22' West 58.6 feet from the Southeast Corner Section 19 at the center line of the road where the easement of 25 feet each side of the hereafter described center line begins; thence South 88°44' West, 34.8 feet; thence North 87°03' West, 425.2 feet to the beginning of a curve to the right with a central angle of 26°38' radius of 573.69 feet, a length of curve of 266.25 feet; thence North 60°26' West, 6 feet along the tangent to the beginning of a curve to the right with a radius of 93.42 feet and a length of arc of 293.6 feet; thence South 60°26' East, 0.9 feet to the beginning of a curve with a central angle of 75°12' to the left, a radius of 119.43 feet and a length of arc of 151.9 feet; thence North 44°22' East 43.0 feet to the center line of the Davis Weber Canal with a width of right of way 100 feet and intersecting it at approximately right angles; thence North 44°22' East, 40.9 feet to the beginning of a curve with a central angle of 90°18' to the left, a radius of 63.4 feet and length of 99.9 feet; thence North 45°56' West 17.6 feet to the beginning of a curve with a central angle of 47°18' to the left, a radius of 135.6 feet and a length of arc of 109.3 feet; thence South 86°46' West 1.8 feet to the beginning of a curve to the right with a central angle of 66°03', a radius of 89.25 feet, and a length of arc of 102.9 feet; thence North 27°11' West 140 feet.

Excepting from the hereinabove described land that portion which lies within the 90 foot strip of land owned by the Davis and Weber Counties Company.

Parcel 3C:

A perpetual easement and right of way for the construction, maintenance, operate and improvement of a road over the following parcel of land:

A perpetual easement on a strip of land 50 feet in width extended to the property lines and everywhere distant 25 feet on each side of the following described center line, to wit:

Beginning on the West line of Section 20, Township 5 North, Range 1 West, Salt Lake Meridian, in the County of Davis, State of Utah, at a point North 0°22' West 58.6 feet along the section line from the Southwest Corner of said Section 20 and running thence North 88°44' East 206.7 feet to the East property line.

Parcel 3D:

A perpetual easement and right of way for the construction, maintenance, operation and improvement of a road over the following parcel of land:

A perpetual easement on a strip of land 50 feet in width extended to the property lines and everywhere distant 25 feet on each side of the following described center line, to wit:

Beginning on the property line at a point North 0°22' West 58.6 feet along the West line of the section and North 88°44' East 206.7 feet from the Southwest Corner of Section 20, Township 5 North, Range 1 West, Salt Lake Meridian, in the County of Davis, State of Utah, and running thence North 88°44' East 623.1 feet to the beginning of a curve to the right with a central angel of 55°22', a radius of 208.35 feet; thence Southeasterly 201.3 feet along the arc of said curve; thence South 35°54' East 0.7 feet to the South line of said section 20, a point South 89°26' East 1003.2 feet along the section line from the Southwest Corner of said Section 20.

Parcel 3E:

A perpetual easement and right of way for the construction, maintenance, operation and improvement of a road over the following parcel of land:

A perpetual easement on a strip of land 50 feet in width extended to the property lines and everywhere distant 25 feet on each side of the following described center line, to wit:

Beginning at a point South 89°26' East 1003.2 feet along the North line of Section 29, Township 5 North, Range 1 West, Salt Lake Meridian, in the Country of Davis, State of Utah, from the Northwest Corner of said Section 29, and running thence South 35°54' East 148.35 feet.

Parcel No. 13-004-0013

Parcel No.: 13-004-0027, 13-004-0013, 13-004-0014

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

WITNESS, the hand(s) of said Grantor(s), this 29th of April AD., 2011

Signed in the Presence of:

Corrinne Reneau
Corrinne Reneau aka Corrine Reneau

LaVon B. Harvatin - LaVon Harvatin
LaVon B. Harvatin Aka LaVon Harvatin
Larna B. Haven aka Larna Evans
Larna B. Haven Aka Larna Evans

STATE OF Utah)
) SS.
County of Davis)

The foregoing instrument was acknowledged before me this 29th day of April, 2011
By LaVon B. Harvatin Aka LaVon Harvatin, Larna B. Haven Aka Larna Evans and Corrinne Reneau Aka Corrine Reneau

Jennifer P. Hyatt
Notary Public

