

ORDER NO. 161289/LAY

3228201
BK 7454 PG 954

E 3228201 B 7454 P 954-955
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/21/2020 2:14:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR AMERICAN SECURE TITL

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
1300 DEVELOPMENT, LLC,
a Utah Limited Liability Company
784 PARKWAY DRIVE
NORTH SALT LAKE, UT. 84054

WARRANTY DEED

SUNSET, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantor,

Grantor, organized and existing under the laws of the State of Utah with it's principal office at 39 EAST 200 NORTH, FARMINGTON, County of DAVIS, State of UT hereby CONVEYS and WARRANTS to

1300 DEVELOPMENT, LLC, a Utah Limited Liability Company

Grantee,

of NORTH SALT LAKE, County of DAVIS, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in DAVIS county, State of UT, to-wit

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFENCE MADE A PART HEREOF.

14-069-0049, 14-069-0052, 14-069-0053

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under Resolution adopted by the Manager/Member(s) of the Grantor at a lawful meeting held and attended by a quorum.

In witness whereof, the Grantor has caused its Limited Liability Company name and seal to be hereunto affixed by its duly authorized Members, this 20th day of February, 2020.

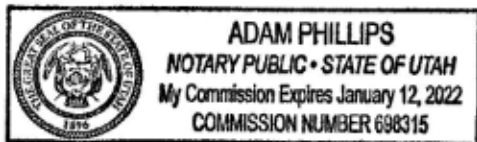
SUNSET, LLC, a Utah Limited Liability Company

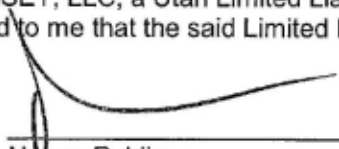
BY:


JORDAN WINEGAR, Manager

STATE OF UTAH)
§
COUNTY OF DAVIS)

On the 20th day of February, 2020, personally appeared before me JORDAN WINEGAR, who being duly sworn, did say that he/she is the Manager of SUNSET, LLC, a Utah Limited Liability Company, by authority of its Articles of Organization and duly acknowledged to me that the said Limited Liability Company executed the same.




Notary Public
My Commission Expires: January 12, 2022
Residing at: Morgan, Utah

File No. 161289

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: 14-069-0049

Beginning at a point on the South line of 1300 North Street (a 66 foot wide road) which is North 89°56' West 1791.20 feet along the section line and South 00°04' West 33.00 feet from the Northeast corner of Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian and running thence South 00°04' West 535.44 feet, thence along the Northerly boundary of Lots 14 thru Lots 17, Block C, of Scotts-Dale Subdivision in the following four courses: North 40°29'37" West 62.73 feet, North 60°41'07" West 91.54 feet, North 76°38'18" West 91.26 feet, North 79°22'45" West 18.42 feet; thence North 00°11'15" West 349.24 feet along the West line of an existing building; thence North 89°48'45" East 14.46 feet; thence North 00°11'15" West 69.47 feet; thence South 89°56' East 214.99 feet along the South line of said 1300 North Street to the point of beginning.

PARCEL 2: 14-069-0052

Beginning at a point on the South line of 1300 North Street (a 66 foot wide road) which is North 89°56' West 1791.20 feet along the section line and South 00°01' West 33.00 feet from the Northeast corner of Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°56' East 226.64 feet along said South line of 1300 North Street; thence South 00°43'30" East 303.03 feet; thence South 89°56' East 92.87 feet, thence South 00°04' West 76.00 feet; thence South 62°04'37" West 186.52 feet; thence South 73°01'40" West 51.00 feet; thence South 65°47'47" West 55.23 feet; thence South 60°35'47" West 67.08 feet; thence North 40°29'37" West 2.25 feet; thence North 00°04' East 535.44 feet to the point of beginning.

LESS AND EXCEPTING: Beginning at a point which is North 89°56' West 1575.02 feet along the section line and South 00°43'30" East 336.04 feet from the Northeast corner of Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°56' East 102.87 feet, thence along the Northerly boundary of Scotts-dale Subdivision in the following two courses: South 00°04' West 76.00 feet, South 62°04'37" West 186.52 feet, thence North 60°12'42" East 73.32 feet along the Northerly face of a cinder block wall, thence North 00°43'30" West 127.05 feet to the point of beginning.

PARCEL 3: 14-069-0053

Beginning at a point which is North 89°56' West 1575.02 feet along the section line and South 00°43'30" East 336.04 feet from the Northeast corner of Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°56' East 102.87 feet; thence along the Northerly boundary of Scotts-dale Subdivision in the following two courses: South 00°04' West 76.00 feet, South 62°04'37" West 186.52 feet; thence North 60°12'42" East 73.32 feet along the Northerly face of a cinder block wall; thence North 00°43'30" West 127.05 feet to the point of beginning.

Together with a right of way being 10 feet wide and entirely West of the following described East line: Beginning at a point on the South line of 1300 North Street (a 66 foot wide road) which is North 89°56' West 1564.56 feet along the section line and South 00°04' West 33.00 feet from the Northeast corner of Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running South 00°43'30" East 303.03 feet.

14-069-0049, 14-069-0052, 14-069-0053