

3389342
BK 7776 PG 790

E 3389342 B 7776 P 790-792
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/8/2021 11:47:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR STEWART TITLE INS A

MAIL TAX NOTICE TO:
Bluff View Community, LLC
5617 South 1475 East
Ogden Utah 84403

WARRANTY DEED

Schneiters Land Holding, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Bluff View Community, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

TID 12-037-0110

WITNESS, the hand of said grantor this 7th day of June, 2021.

Schneiters Land Holding, LLC

By: 

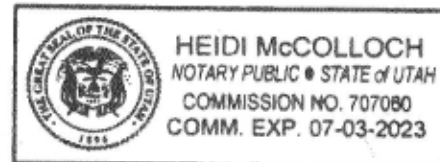
Steve Bingham, Authorized Agent

State of Utah
County of Davis

On this 7th day of June, 2021, personally appeared before me, the undersigned Notary Public, personally appeared Steve Bingham, the Authorized Agent of Schneiters Land Holding, LLC personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public

My commission expires: ~~11-01-24~~ 7-3-2023



By: TRW

Date: June 7, 2021

Project: 7941B

Bluff View Estates Phase 2 Description

Beginning at a point on the North line of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point being South 89°56'47" East 905.68 feet along the section line (NAD83 Bearing being North 89°36'12" West between the North Quarter Corner and Northwest Corner of said Section 5 per the Davis County Township Reference Plat) from the Northwest Corner of said Section 5 and running thence:

South 89°56'47" East 105.00 feet along the section line;

thence South 00°03'13" West 33.00 feet;

thence Southwesterly 23.56 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 00°03'13" West and the long chord bears South 45°03'13" West 21.21 feet with a central angle of 90°00'00");

thence South 00°03'13" West 25.09 feet;

thence Southerly 135.54 feet along the arc of a 250.00-foot radius tangent curve to the left (center bears South 89°56'47" East and the long chord bears South 15°28'42" East 133.89 feet with a central angle of 31°03'50");

thence Southerly 137.69 feet along the arc of a 256.00-foot radius curve to the right (center bears South 58°59'23" West and the long chord bears South 15°36'08" East 136.03 feet with a central angle of 30°48'57")

thence South 00°11'40" East 105.94 feet;

thence Southeasterly 23.48 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 89°48'20" East and the long chord bears South 45°02'43" East 21.16 feet with a central angle of 89°42'05");

thence South 89°53'41" East 226.28 feet;

thence North 00°06'12" East 174.90 feet;

thence South 89°56'47" East 263.97 feet;

thence South 00°03'13" West 410.14 feet;

thence North 89°53'45" West 329.30 feet;

thence South 89°48'17" West 235.00 feet;

thence North 00°11'40" West 5.88 feet;

thence South 89°48'20" West 175.01 feet to the East line of Country West Subdivision;

thence North 00°11'40" West 384.99 feet along said East line to and along a portion of the East line of Lake Park Condominiums;

thence South 89°56'47" East 72.60 feet;

thence North 00°03'13" East 300.00 feet to the Point of Beginning.

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Contains: 290,263 square feet or 6.664 acres, 35 units and 12 parcels.