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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/22/2021 2:36:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR US TITLE COMPANY OF U

WHEN RECORDED, MAIL TO
AND MAIL TAX NOTICE TO:
Woodside Homes of Utah, LLC
460 West 50 North #300
Salt Lake City, UT 84101

SPECIAL WARRANTY DEED

File No: 031240
APN: 12-103-0107, 12-103-0122 and 12-103-0094

Jon Green, Succesor Trustee of the A. Kelly Green and Carolyn C. Green Trust dated December 14, 2000 and Jon Green, as Succesor Trustee of the A. Kelly Green Family Trust dated June 21, 2008,

Grantor(s), of Layton, Davis County, State of Utah, hereby convey(s) and warrant(s) against all who claim by, through, or under the grantor to

Woodside Homes of Utah, LLC, a Utah limited liability company,

Grantee(s), of Salt Lake City, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Davis County, Utah, to wit:

Beginning at the Southeast Corner of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point being North 89°48'19" West 1989.94 feet along the section line from the Southeast Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°48'19" West 663.37 feet along the section line to the South Quarter Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 89°48'19" West 331.76 feet along the section line to the Southwest Corner of the East One-half of the East One-half of the East One-half of the Southwest Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian to a Boundary Line Agreement recorded on January 24, 2020 as Entry no. 3220873 in Book 7435 at Pages 1395-1399 in the records of Davis County; thence North 0°11'13" East 2632.93 feet, (2633.12 feet in Boundary Line Agreement) along the west line to the Northwest Corner of the East One-half of the East One-half of the East One-half of the Southwest Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 89°40'01" East 331.73 feet along the Quarter Section Line to the Center of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 89° 40'01" East 588.29 feet along the quarter section line thence South 50°51'36" East 22.18 feet; thence Southerly 149.87 feet along the arc of a 1033.00 foot radius curve to the left, (center bears North 89°25'34" East and the long chord bears South 04°43'48" East 149.74 feet with a central angel of 08°18'45"); thence Southerly 153.16 feet along the arc of a 967.00 foot radius curve to the right, (center bears South 81° 06'49" West and the long chord bears South 04°20'56" East 153.00 feet with a central angle of 09°04'30"); thence South 89°48'37" East 33.00 feet to the east line of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 0°11'25" West 2315.06 feet along the east line of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian to the point of beginning.

Situated in Davis County, State of Utah

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 22 day of February, 2021.

A. Kelly Green and Carolyn C. Green Trust
dated December 14, 2000

BY: Jon Green
Jon Green
Successor Trustee

A. Kelly Green Family Trust dated June 21,
2008

BY: Jon Green
Jon Green
Successor Trustee

STATE OF UTAH)

:ss)

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me the 22 day of February, 2021 by Jon Green, Successor Trustee of the A. Kelly Green and Carolyn C. Green Trust dated December 14, 2000 and Jon Green, as Successor Trustee of the A. Kelly Green Family Trust dated June 21, 2008.

Susan M. Gallegos
Notary Public

