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BK 7811 PG 947

E 3404330 B 7811 P 947-948
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/29/2021 1:17:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE & ESCROW

MAIL TAX NOTICE TO:
67 South Main
Suite 300
Layton, Utah 84041

WARRANTY DEED

189674

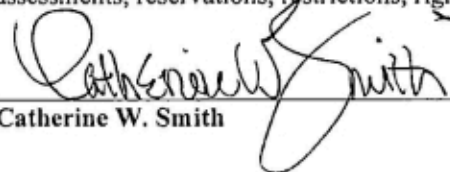
Catherine W. Smith, hereinafter referred to as Grantor, does hereby grant, convey, deed, and warrant to:

Discovery Development, L.L.C., a Utah Limited Liability Company

herein after referred to as Grantee, of **Davis County, State of Utah**, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the Grantors, right, title and interest in and to the fee estate of the real property located in **Davis County, State of Utah**, more particularly described as follows:

See Legal Description of Subject Property on attached Exhibit "A"
Davis County, State of Utah, Tax Parcel Number 11-096-0071

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that is has the ability to convey the fee estate, in and to the Grantee, free from any claim, interest, in law or equity, from others and that the fee estate, is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way, and easement of record or by prescription.


Catherine W. Smith 7/29/21
Date

State of Utah
County of Davis

On this the 29 day of July 2021, Catherine W. Smith, acknowledged to me, a Notary Public in the State of Utah, that she executed this deed.

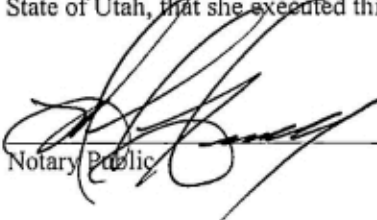

Notary Public



EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 189674

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 33, AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED IN A WARRANTY DEED AND RECORDED AS ENTRY N O. 1182300, BOOK 1879, PAGE 1578 IN THE DAVIS COUNTY RECORDER'S OFFICE IN FARMINGTON CITY, DAVIS COUNTY, UTAH, WHICH POINT IS 67.79 FEET SOUTH 0°33'50" EAST ALONG SECTION LINE AND 126.47 FEET WEST FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 48°42'47" WEST 181.84 FEET TO THE SOUTHERLY LINE OF MUTTON HOLLOW ROAD; THENCE SOUTH 40°57'10" WEST 264.89 FEET MORE OR LESS ALONG SAID SOUTHERLY LINE OF MUTTON HOLLOW ROAD TO EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 106; THENCE SOUTH 48°12'00" EAST 181.86 FEET MORE OR LESS ALONG SAID RIGHT OF WAY LINE TO THE NORTHERLY LINE OF CENTURY PLAZA CONDOMINIUM, RECORDED AS ENTRY NO. 1312228, BOOK 2109, PAGE 460 IN SAID DAVIS COUNTY RECORDERS OFFICE; THENCE NORTH 40°57'10" EAST 266.52 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.