

E 3151021 B 7230 P 1604-1606
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/29/2019 02:54 PM
FEE \$14.00 Pgs: 3
DEP RTT REC'D FOR SEMPER FI PARTNE
RS LLC

RETURNED

MAR 29 2019

QUITCLAIM DEED

DAVIS COUNTY, a political subdivision of the State of Utah, Grantor, at 61 South Main Street, Farmington, UT 84025, hereby **QUITCLAIMS** without warranty or representation of any kind or nature, to **SEMPER FI PARTNERS, LLC** of 2779 North Hobbs Creek Drive, Layton, Utah 84040,, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract of land located in Davis County, Utah:

Beginning at a point South 89°58'22" East 187.55 feet along the section line and South 00°17'50" West 1245.69 feet parallel to the East section line and West 438.01 feet to the East property line of Semper Fi Partners, LLC recorded in book 6063, page 389 in the Davis County Recorder's office and along said line North 03°13'00" East 118.05 feet from the Northeast corner of Section 11, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Davis County bearings, and running thence North 03°13'00" East along said line 55.70 feet; thence East 73.02 feet; thence South 84°25'39" East 126.20 feet to the West right of way of the frontage road (Hobbs Creek Drive); thence Southeasterly along said West right of way line 40.55 feet along the arc of a 801.00 foot radius curve to the left (chord bears South 09°45'48" East 40.54 feet) through a central angle of 02°54'03"; thence South 89°04'00" West 208.65 feet to the point of beginning.

CONTAINS: 0.2333 Acre OR 10,161.2219 Sqft.

Part of Tax ID 09-060-0046

Subject to Quit Claim deed restrictions reserve by the Utah Department of Transportation, recorded September 20, 2018 as Entry No. 3117993, in Book 7103, at Page 79, in Official records of the Davis County Recorder's Office:

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

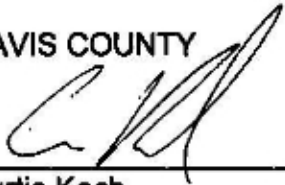
Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

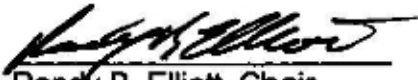
Also, subject to Taxes, any and all unrecorded leases, easements and rights of ways.

WITNESS the hand of the Grantor this 26th day of March, 2019.

DAVIS COUNTY

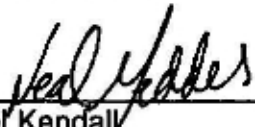

Curtis Koch
Davis County Clerk/Auditor

DAVIS COUNTY

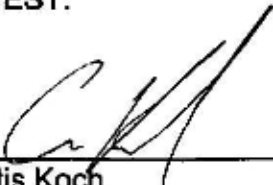

Randy B. Elliott, Chair
Davis County Commission



Reviewed and Approved
Form and Legality


Michael Kendall
Davis County Deputy Attorney

TEST:


Curtis Koch
Davis County Clerk/Auditor

State of Utah)
 :ss.
County of Davis)

The foregoing instrument was acknowledged before me this 26th day of March, 2019 by Curtis Koch and Randy B. Elliott, who each represented to me that they are the Davis County Clerk/Auditor and a Davis County Commissioner/Executive, respectively, and that they each signed this Quit Claim Deed in these official capacities on behalf of Davis County.

Shairise Nichole Bills

Notary Public

