

E 3162273 B 7271 P 1369-1374
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/28/2019 04:10 PM
FEE \$0.00 Pgs: 6
DEP RTT REC'D FOR LAYTON CITY CORP
ORATION

When recorded, mail to:

Layton City Recorder
437 N. Wasatch Dr.
Layton, Utah 84041

Affects Parcel No(s): 12-109-0367 *pt*

LAYTON CITY
DEED OF EASEMENT
(New Public Utility and Drainage Easement)

Layton Barking Lot, Inc., (GRANTOR,)

Hereby CONVEY TO;

Layton City, (GRANTEE)

For the sum of (\$10.00) Ten Dollars and other good and valuable considerations a Public Utility and Drainage Easement in Layton City, Davis County, State of Utah, described as follows:

PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIPTION

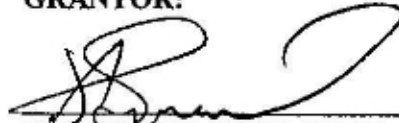
SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

(Please notate if new PU&DE replaces existing PU&DE, if applicable)

[Signature page to follow]

IN WITNESS WHEREOF, the GRANTOR has executed this Deed of Easement
this 14th day of May, 2019.

GRANTOR:



GRANTOR'S SIGNATURE

(Signature must be notarized on following pages)

Joseph Seward – CEO – Layton Barking Lot, Inc.

GRANTOR'S TITLE

LAYTON CITY ACCEPTANCE:



ALEX R. JENSEN, City Manager

SWJ

ATTEST:



KIMBERLY S READ, City Recorder

Approved as to Form:

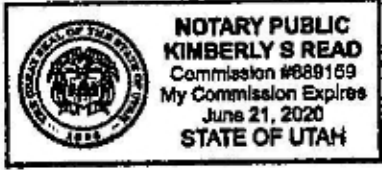
By: Abby Brinkhoff

Date: May 20, 2019

CITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS : ss.

On this 23rd day of May, 2019, personally appeared before me Alex Jensen, who being duly sworn, did say that he/she is the City Manager of LAYTON CITY, a municipal corporation of the State of Utah, and that the foregoing Layton City Deed of Easement was signed in his/her capacity as land use authority on behalf of the City for approval of Deed of Easements.



Kimberly S Read
Notary Public

GRANTOR NOTARY

(Complete only if signing as an Individual)

STATE OF _____
COUNTY OF _____ : ss.

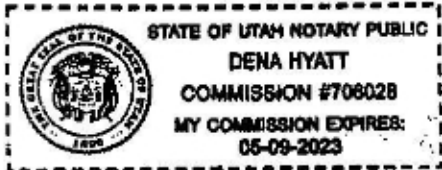
On this _____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that he/she is the legal property owner of record of the property subject to this Layton City Deed of Easement and that he/she has executed this Deed of Easement with full authority to do so.

Notary Public

(Complete only if signing on behalf of a Corporation/Partnership)

STATE OF UTAH
COUNTY OF DAVIS : ss.

On this 14th day of May, 2019, personally appeared before me Joseph Seward who being by me duly sworn did say that he/she is the CEO of Layton Barking Lot, Inc., a Utah corporation/partnership, and that Layton Barking Lot, Inc. is the legal property owner of record of the property subject to this Deed of Easement and that the foregoing Layton City Deed of Easement was signed in behalf of said corporation/partnership by authority of its Board of Directors/by-laws, and he/she acknowledged to me that said corporation/partnership executed the same.



[Signature]
NOTARY PUBLIC

(See Following Page for Limited Liability Company & Trust Notaries)

(Complete only if signing on behalf of a Limited Liability Company)

STATE OF _____ : ss.
COUNTY OF _____

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he/she is the _____ of _____, a limited liability company, and that the foregoing Layton City Deed of Easement was signed in behalf of said company by authority, and he/she acknowledged to me that said company executed the same.

NOTARY PUBLIC

(Complete only if signing on behalf of a Trust)

STATE OF _____ : ss.
COUNTY OF _____

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he/she is the Trustee of the _____ and that the _____ is the legal property owner of record of the property subject to this Deed of Easement and that the foregoing Layton City Deed of Easement was signed in behalf of said Trust by _____, Trustee, and she acknowledged to me that the Trust executed the same.

NOTARY PUBLIC

****IF ADDITIONAL SIGNERS AND/OR NOTORIAL WORDING ARE NECESSARY, PLEASE NOTATE ANY ADDITIONS ON THIS NOTARY PAGE AND ATTACH A STATE APPROVED NOTARIAL CERTIFICATE, WHICH IDENTIFIES THE DOCUMENT THE ATTACHED NOTARIAL CERTIFICATE RELATES TO, AS WELL AS, THE NUMBER OF PAGES IN THE DOCUMENT****

EXHIBIT "A"
LEGAL DESCRIPTION
7-foot Public Utilities & Drainage Easement
Parcel # 12-109-0367

MBH

Date: 5/8/19

Job no. 8578 Barking Lot

A public utilities and drainage easement, situate in the Southeast Quarter of Section 24, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Layton, Davis County Utah, more particularly described as follows:

Beginning at the intersection of the North line of Gentile Street (33.00-foot half-width) and the Westerly line of the grantor's property at a point North 89°50'56" West 527.00 feet along the Section Line, and North 00°10'30" East 33.00 feet from the South Quarter Corner of said Section 24, Township 4 North, Range 2 West, and running;

thence North 00°10'30" East 7.00 feet along the West line of the grantor's property;

thence South 89°50'56" East 221.00 feet to the East line of the grantor's property;

thence South 00°10'30" West 7.00 feet along said East line of the grantor's property to the North line of Gentile Street (33.00-foot half-width);

thence North 89°50'56" West 221.00 feet along the North line of Gentile Street (33.00-foot half-width) to the point of beginning.



Davis County Government
REDI Web Land Information System

Home	Documents	Parcels	Addresses	Surveys	Tie Sheets	Township Reference	Recent
------	-----------	---------	-----------	---------	------------	--------------------	--------

Abstract | Assessment | Legal | Vesting | Entry Numbers

Serial Number: **12-109-0367** - Search Again

Printer Friendly: Landscape / Portrait

Abstract		
Serial Number: 12-109-0367	Tax District: 39	Exempt: No
Tax Name & Address for Tax Year 2018	Situs Address:	Parcel Dates: 3/28/18 to
LAYTON BARKING LOT INC C/O JOSEPH SEWARD 122 NORTH DEER RUN LANE LAYTON, UT 84040		Acres: 2.81000

Dedication Plat
No Dedication Plat found for this Serial Number

Legal Description
A PORTION OF THE SW 1/4 OF SEC 24-T4N-R2W, SLB&M; MORE PARTLY DESC AS FOLLOWS: BEG AT A PT LOC W 410.20 FT & N 426.50 FT FR THE S 1/4 COR OF SEC 24-T4N-R2W, SLB&M; TH N 89°50'56" W 115.50 FT; TH N 0°10'30" E 20.00 FT; TH S 89°50'56" E 115.50 FT; TH S 0°10'30" W 20.00 FT TO THE POB. CONT. 0.05 ACRES. ALSO, A PART OF THE SW 1/4 OF SEC 24-T4N-R2W, SLB&M; BEG AT A PT WH IS W 306 FT FR THE SE COR OF SD 1/4 SEC; & RUN TH N 277 FT; TH E 276 FT; TH N 169.50 FT; TH W 380.139 FT TO A PT AT THE NE COR OF WILLIAM S JUDKINS PPTY AS DEED IN BK 1970 PG 578, 580 & 582; TH S 0°10'30" W 20 FT; TH N 89°50'56" W 115.50 FT; TH S 0°10'30" W 425.50 FT; TH E 221.003 FT TO THE POB. CONT. 2.76 ACRES. TOTAL ACREAGE 2.81 ACRES.

Parent	Child	Effective Date
12-109-0360		3/28/2018
12-109-0278		3/28/2018

Type	Party	KOI	Entry Number	Book & Page	Inst. Date	Rec. Date & Time	Consideration	Vesting Doc.	See Also	X-Refs
Grantor:	THORNLEY, JOHN W	NOTICE OF INTEREST	3141591	7192-195	02/04/2019	2/4/19 10:43:00	\$0.00			X-Ref
Grantee:	TO WHOM IT MAY CONCERN, FABIAN & CLENDENIN PC, FABIAN & CLENDENIN PC,									
Grantor:	S&T BONE INVESTMENTS LLC,	WARRANTY DEED	3113033	7085-193	08/24/2018	8/24/18 10:09:00	\$10.00	Yes		X-Ref
Grantee:	LAYTON BARKING LOT INC, STEWART TITLE INS AGENCY OF UT, STEWART TITLE INS AGENCY OF UT,									
Grantor:	S&T BONE INVESTMENTS LLC,	WARRANTY DEED	3084218	6981-1120	03/28/2018	3/28/18 14:58:00	\$10.00	Yes	12-109-0278	X-Ref
Grantee:	S&T BONE INVESTMENTS LLC, THERESA BONE, THERESA BONE,									
Grantor:	INTEGRITY FUNDING LLC,	SUBSTITUTION OF TRUSTEE & RECONVEYANCE	3028084	6792-534	06/09/2017	6/22/17 14:14:00	\$0.00		12-109-0359	X-Ref
Grantor:	MERIDIAN TITLE COMPANY,									
Grantee:	TO WHOM IT MAY CONCERN, MERIDIAN TITLE COMPANY, MERIDIAN TITLE COMPANY,									
Grantor:	NAMAZI, HASSAN	WARRANTY DEED	3015952	6751-528	04/24/2017	4/25/17 12:08:00	\$10.00	Yes	12-109-0167	X-Ref
Grantee:	S&T BONE INVESTMENTS LLC, STEWART TITLE INS AGENCY OF UT, STEWART TITLE INS AGENCY OF UT,									
Grantor:	FOUNDERS TITLE COMPANY,	PARTIAL RECONVEYANCE	3015388	6749-541	04/21/2017	4/21/17 11:56:00	\$0.00		12-109-0167	X-Ref
Grantee:	NAMAZI, HASSAN FOUNDERS TITLE CO - LAYTON,									