

Effective Date 11-16-2022	Order No. 164270-KAP	County DAVIS COUNTY
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Vesting QCD 1760047	Vesting Matches County: <input checked="" type="radio"/> Y <input type="radio"/> N
Legal See attached UDOT legals	Legal Matches County: <input type="radio"/> Y <input checked="" type="radio"/> N
Address	Address Matches County: <input checked="" type="radio"/> Y <input type="radio"/> N
Estate Type Fee / Eas / Lease LP Only OP: Homeowners / Standard	SFR <input checked="" type="radio"/> Commercial <input type="radio"/> Vacant

Exception code	Tax Amount	Year	Parcel No.	Delinquent Taxes
9. TAXXDUE	\$1,648.07	2022	14-055-0195	<input checked="" type="radio"/> Y <input type="radio"/> N

No.	Exception	
10.	DISDA063	
11.	MINXMIN	
12.	WATXRIGH	
13.	EASXSUBA	
14.	ORDIN	2824219
15.	EASXREC	45764 Book I Page 90 6-5-1929
16.	EASXREC	45765 Book I Page 91 6-5-1929
17.	EASXREC	45776 Book I page 103 6-5-1929
18.	EASXREC	45777 Boo I page 104 6-5-1929
19.	DOCXREC	2832396
	DOCXREC	2846392
20.	TENXLAN	
21.	SURXSUR	

No.	Requirement	Exception
1.	TBDRMIN	
2.	TRUSTRAG	
3.	WDRSWD	
4.	RELRMISC	19

Judgment Search	J	F	B	SDN
JUNE W HAMMON Trustee	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UDOT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

CHAIN NONE SCR PLT

Search Date: 11/23/2022 9:28 AM	By: Thelissa
Type Date:	By:
Commitment Proofed By:	
Final Proof:	

RETURNED

JUN - - 2002

WHEN RECORDED, MAIL TO:

Mark D. Palmer, Esquire
PALMER & PALMER
Attorneys at Law
975 West 1700 South, Suite 201
Syracuse, Utah 84075

E 1760047 B 3060 P 4
SHERYL L. WHITE, DAVIS CNTY RECORDER
2002 JUN 7 7:36 AM FEE 10.00 DEP KM
REC'D FOR PALMER & PALMER

SE 33 5N-R2W

QUIT CLAIM DEED

June M. Hammon, Grantor, of 755 North 2000 West, West Point 84015, Davis County, State of Utah, hereby quit claim to June W. Hammon, Trustec of the June W. Hammon Family Protection Trust, dated the 28th day of May, 2002, Grantee, of 755 North 2000 West, West Point 84015, Davis County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following tract of land in Davis County, State of Utah:

BEG AT A PT 2310.00 FT N, 2 RODS W FR SE COR OF SEC 33-T5N-R2W, SLM; TH W 17 FT TO BNDRY LINE AGMT 2064-439, TH ALG SD AGMT N 89°42'53" W 108 FT, N 90.00 FT, E 125 FT, S 90.00 FT TO BEG. CONT. 0.26 ACRES

Serial Number: 14-055-0195

WITNESS the hands of said Grantor this 28th day of May, 2002.

June M. Hammon

JUNE M. HAMMON

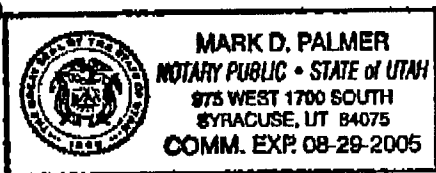
STATE OF UTAH)
 (ss.
COUNTY OF DAVIS)

On the 28th day of May, 2002, personally appeared before me June M. Hammon, the signers of the within instrument, who duly acknowledged to me that she executed the same.

[Signature]

NOTARY PUBLIC
Residing at: Syracuse, Utah
My Commission Expires: 08/29/05

(SEAL)



WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Par 1

Warranty Deed

(TRUSTEE)
Davis County

Tax ID No. 14-055-0195

Pin No. 15680

Project No. S-0108(36)6

Parcel No. 0108:141

June W. Hammon, Trustee of the June W. Hammon Family Protection Trust, dated the 28th day of May, 2002, Grantor, of West Point, County of Davis, State of Utah, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the NE1/4 SE1/4 of Section 33, T.5N., R.2W., S.L.B.&M., for the construction of improvements incident to SR-108, 300 North to 1800 North, known as project number S-0108(36)6. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said entire tract, which point is 2,310.00 feet North along the section line and 33.00 feet West from the Southeast Corner of said Section 33; and running thence along the southerly boundary line of said entire tract N.89°53'34"W. (West per deed) 3.00 feet to a point which is 61.50 feet perpendicularly distant westerly from the control line of said project, at Engineer Station 232+10.43; thence North 89.99 feet, more or less, to a point on the northerly boundary line of said entire tract, which point is also 61.50 feet perpendicularly distant westerly from the control line of said project, at Engineer Station 233+00.42; thence along said northerly boundary East 3.00 feet to the northeast corner of said entire tract, which corner is on the existing westerly right of way line of said SR-108; thence along the easterly boundary line of said entire tract and coincident with said right of way line South 90.00 feet, more or less to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. ~~The above described parcel of land contains 270 square feet or 0.006 acre in area, more or less.~~

CONTINUED ON PAGE 2
TRUSTEE RW-01T (11-01-03)



Pin No. 15680
Project No. S-0108(36)6
Parcel No. 0108:141

(Note: Rotate above bearings 00°27'17" clockwise to equal NAD83 project bearings.)

STATE OF

)

June W. Hammon, Trustee

) ss.

COUNTY OF

)

On this ____ day of _____, in the year 20____, before me personally appeared June W. Hammon, Trustee of the June W. Hammon Family Protection Trust, dated the 28th day of May, 2002, who by me being duly sworn/affirmed, that he/she is the _____ and that said document was signed by him/her on behalf of June W. Hammon, Trustee of the June W. Hammon Family Protection Trust, dated the 28th day of May, 2002 who, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Page 2

Easement
(TRUSTEE)
Davis County

Tax ID No. 14-055-0195

Pin No. 15680

Project No. S-0108(36)6

Parcel No. 0108:141:E

June W. Hammon, Trustee of the June W. Hammon Family Protection Trust, dated the 28th day of May, 2002, Grantor, of West Point, County of Davis, State of Utah, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Davis County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in the NE1/4 SE1/4 of Section 33, T.5N., R.2W., S.L.B.&M., to facilitate the construction of improvements incident to SR-108, 300 North to 1800 North, known as project number S-0108(36)6. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

Beginning at a point on the southerly boundary line of said entire tract, which point is 2,310.00 feet North along the section line and 36.00 feet West from the Southeast Corner of said Section 33, which point is 61.50 feet perpendicularly distant westerly from the control line of said project, at Engineer Station 232+10.43; and running thence along the southerly boundary line of said entire tract N.89°53'34"W. (*West per deed*) 10.00 feet; thence North 14.55 feet; thence West 10.00 feet; thence North 20.00; thence East 10.00 feet; thence North 55.42 feet, more or less, to a point on the northerly boundary of said entire tract; thence along said northerly boundary line East 10.00 feet to a point on the project westerly right of way line of said SR-108; thence along said right of way line



CONTINUED ON PAGE 2
TRUSTEE RW-09T (12-01-03)

Contact Information

Recorder (/././home) / Property Search

(https://www.facebook.com/daviscountyutah)

Mailing Address
Davis County
Recorder
P.O. Box 618
Farmington, Utah
84025

Physical Address
Recorder's Office
(Room 106)
61 South Main
Farmington, Utah
84025

Office Information
General office hours
are Monday through
Friday
8:00 a.m. to 5:00
p.m. (except county
holidays)

(801) 451-3225 ::
Main
(801) 451-3141 :: FAX

Property Search

IMPORTANT NOTICE: Beginning Monday, March 30, 2020, in an effort to maintain critical government services and to protect the health of the public and our employees, changes to services are described in our soft closure procedure (/recorder/home).

Davis County Tax Information - Please Read

This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.

Do not use this page unless you understand and agree to Terms of Use (below).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/1405)

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by scrolling down on this page.

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year: 2022

Parcel

Serial Number: 140550195

Tax District: 0063

Legal Description: BEG AT A PT 2310.00 FT N, 2 RODS W FR SE COR OF SEC 33-T5N-R2W, SLM; TH W 17 FT TO BNDRY LINE AGMT 2064-439; TH ALG SD AGMT N 89^42'53" W 108 FT; TH N 90.00 FT; TH E 125 FT; TH S 90.00 FT TO BEG.

SITUS Address: 755 N 2000 WEST WEST POINT

Building/Land Values

Acres: 0.26

Residence Year Built: 1948

Residence Square Feet: 928

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date): *No delinquencies were found for this serial number at this time.*

DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.

2022 Tax Statement Recipient: HAMMON, JUNE W - TRUSTEE
755 NORTH 2000 WEST
WEST POINT, UT 84015

2022 Total Market Value: \$284,000.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$1,648.07	\$0.00	\$0.00		\$1,648.07
2021	\$1,526.32	(\$768.16)	\$758.16	12/20/2021	\$0.00
2020	\$1,332.24	(\$661.12)	\$671.12	01/06/2021	\$0.00
2019	\$1,217.65	(\$608.82)	\$608.83	11/19/2019	\$0.00
2018	\$1,066.26	(\$533.13)	\$533.13	11/16/2018	\$0.00
2017	\$988.84	(\$494.42)	\$494.42	11/15/2017	\$0.00
2016	\$918.51	(\$459.26)	\$459.25	09/26/2016	\$0.00
2015	\$925.43	\$0.00	\$972.18	09/26/2016	\$0.00
2014	\$969.59	\$0.00	\$969.59	11/07/2014	\$0.00
2013	\$919.59	\$0.00	\$919.59	11/21/2013	\$0.00
2012	\$873.90	\$0.00	\$873.90	09/28/2012	\$0.00

Terms of Use

Please Read - Do not use this page unless you understand and agree to all of the following:

(<https://www.facebook.com/daviscountyutah.gov/>)

ORDINANCE NO. 08-19-2014C

**AN ORDINANCE OF THE CITY COUNCIL OF WEST POINT CITY
CREATING THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
OF WEST POINT CITY.**

WHEREAS the City Council of West Point City, Utah (the "City Council" and "City," respectively), has determined that it is in the best interests of the City to undertake community development, economic development, and/or urban renewal in such areas of the City as may hereafter become necessary or desirable, as provided under Title 17C of the Utah Code Ann, the "Limited Purpose Local Government Entities-Community Development and Renewal Agencies," as amended or superseded from time to time (the "Act");

WHEREAS Section 17C-1-201 of the Act authorizes the legislative body of any community, such as the City Council, to create a community development and renewal agency—the geographic boundaries of which are, and shall at all times automatically remain, coterminous with the boundaries of the creating community—for the purpose of undertaking or promoting community development, economic development, urban renewal, or any combination thereof, therein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH, AS FOLLOWS:

1. Under the authority granted by Section 17C-1-201(1) of the Act, the City hereby creates, or to the extent already created or purported to be existing, ratifies the creation and existence of, a community development and renewal agency (the "Agency") as defined by Section 17C-1-102(3) of the Act, to exist and operate within the boundaries of the City and for the benefit of the City and its residents.
2. The name of the Agency is and shall be the Community Development and Renewal Agency of West Point City.
3. The geographic boundaries of the Agency are and shall be, and shall at all times automatically remain, coterminous with the geographic boundaries of the City. Any change in the boundaries of the City from time to time shall automatically and with no further action required constitute a corresponding change to the boundaries of the Agency.
4. The Agency shall be vested with all the powers set forth in the Act and as otherwise provided by law.
5. The governing body of the Agency shall be a Board consisting of the members of the City Council. Any change in the membership of the City Council from time to time shall automatically and with no further action required constitute a corresponding change to the membership of the Board of the Agency.

191
No. 45764

Form H235A
1-28

Approved:.... Attorney.

\$1.00

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, One Dollars, in consideration of which we hereby grant unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the property which we own or in which we have any interest in the S. E. $\frac{1}{4}$ of Sec 33, T 5 N, R 2 W, County of Davis, and State of Utah, and upon, along, and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company. The grantor for himself, his heirs, executors, administrators and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors and assigns, will interfere with its service or endanger its lines and that no inflammable structure will be erected or permitted on said property within 50 feet of said lines. Said sum being received in full payment for the rights herein granted.

It is further agreed that no poles of the pole line will be placed south of my north fence line and that all damages either fence or crop will be paid for in addition to present payment.

WITNESS my hand and seal this 21st day of May, A. D. 1929, at Hooper, Utah, R. F. D. #2. (Post-office Address).

Witness:

E. J. Coles	Lamoni C. Holbrook (Seal)
T. R. Jones	Myrtle Holbrook (Seal)
	L. C. Holbrook (Seal)
	(Land Owner).

STATE OF UTAH |
 | ss.
COUNTY OF WEBER |

On this 5 day of June, A. D. 1929, before me personally appeared T. R. Jones, personally known to me to be the same person whose name is subscribed to the above instrument as a witness thereto, who, being by me duly sworn, deposes and says that he resides in Kaneshville, County of Weber, and State of Utah; that he was present and saw Lamoni C. Holbrook and Myrtle Holbrook, personally known to him to be the signors of the above instrument as parties thereto, sign and deliver the same, and heard them acknowledge that they executed the same, and that he, the deponent, thereupon signed his name as a subscribing witness thereto, at the request of the said Lamoni C. Holbrook and Myrtle Holbrook.

Commission Expires:
July 9, 1929.



Chas. Kingston
Notary Public
in and for the County of Weber,
State of Utah.

Recorded June 5th, 1929, at 3:40 P. M.

Abstracted 5/19/29

Waddell Brown County Recorder

I-92

No. 45765

Form H235A
1-28

Approved:.... Attorney.

\$1.00

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, One Dollars, in consideration of which we hereby grant unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the property which we own or in which we have any interest in the S. E. $\frac{1}{4}$ of Sec. 33, T 5 N, R 2 W, County of Davis, and State of Utah, and upon, along, and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company. The grantor for himself, his heirs, executors, administrators and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors and assigns, will interfere with its service or endanger its lines and that no inflammable structure will be erected or permitted on said property within 50 feet of said lines. Said sum being received in full payment for the rights herein granted.

It is further agreed that no poles of pole line will be placed south of my north fence line and that all fence and crop damage will be paid for in addition to the present payment. If anchor is placed over 10 ft. out in field, further payment should be made for same.

WITNESS my hand and seal this 21st day of May, A. D. 1929, at Hooper, Utah, R.F.D.#2. (Post-office Address).

Witness: Ward C. Holbrook (Seal)
E. J. Coles (Seal)
T. R. Jones Mabel Holbrook (Seal)
(Land Owner.)

STATE OF UTAH |
COUNTY OF WEBER | ss.

On this 5 day of June, A. D. 1929, before me personally appeared T. R. Jones, personally known to me to be the same person whose name is subscribed to the above instrument as a witness thereto, who, being by me duly sworn, deposes and says that he resides in Kaneshville, County of Weber, and State of Utah; that he was present and saw Ward C. Holbrook and Mabel Holbrook, personally known to him to be the signor.. of the above instrument as parties thereto, sign and deliver the same, and heard them acknowledge that they executed the same, and that he, the deponent, thereupon signed his name as a subscribing witness thereto, at the request of the said Ward C. Holbrook and Mabel Holbrook.

Commission Expires:
July 9, 1929.

Chas. Kingston
seal Notary Public
in and for the County of Weber,
State of Utah.

Recorded June 5th, 1929, at 3:45 P. M. Abstracted 5/191

Handwritten signature

No. 45776

Form H657A
8-27

Approved: Attorney

\$1.00

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, One Dollars, in consideration of which we hereby grant unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the property which we own or in which we have any interest in the S. E. $\frac{1}{4}$ of Sec. 33, T 5 N, R 2 W, County of Davis and State of Utah, and upon, along and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company. The grantor for himself, his heirs, executors, administrators and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors and assigns, will interfere with its services or endanger its lines and that no inflammable structure will be erected or permitted on said property within 50 feet of said lines. Said sum being received in full payment for the rights herein granted.

It is also agreed that the telephone line which is to be constructed will be placed south of roadway in East part of section; four feet from north ditch bank line in West part of section and along the West fence line. Cut down all trees.

WITNESS my hand and seal this 16th day of May, A. D. 1929, at Hooper, Utah, R. F. D. #2. (Post-office Address).

Witness:

E. J. Coles

Wm. L. Thurgood (Seal)

T. R. Jones

Ellen E. Thurgood (Seal)

(Seal)

(Land Owner).

State of Utah }
County of Weber } ss.

On this 5 day of June, A. D. 1929, before me personally appeared T. R. Jones, personally known to me to be the same person whose name is subscribed to the above instrument as a witness thereto, who, being by me duly sworn, deposes and says that he resides in Kaneshville, County of Weber, and State of Utah; that he was present and saw Wm. L. Thurgood and Ellen E. Thurgood, personally known to him to him to be the signors of the above instrument as parties thereto, sign and deliver the same, and heard them acknowledge that they executed the same, and that he, the deponent, thereupon signed his name as a subscribing witness thereto, at the request of the said Wm. L. Thurgood and Ellen E. Thurgood.

Commission Expires:

July 9, 1929.



Chas. Kingston
Notary Public in and for the
County of Weber, State of Utah.

Recorded June 5th, 1929, at 4:40 P. M.

Abstracted 5/19/29

Viola L. Jones
County Recorder.

P-104

No. 45777

Form HC35A
1-28

Approved: Attorney

\$1.00

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, One Dollars, in consideration of which we hereby grant unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the property which we own or in which we have any interest in the S. E. $\frac{1}{4}$ of Sec 33, T 5 N, R 2 W, County of Davis and State of Utah, and upon, along, and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company. The grantor for himself, his heirs, executors, administrators and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors and assigns, will interfere with its service or endanger its lines and that no inflammable structure will be erected or permitted on said property within 50 feet of said lines. Said sum being received in full payment for the rights herein granted.

It is agreed that the poles of pole line will be erected along my West property line. All crop and fence damage will be paid for in addition to the present payment.

WITNESS my hand and seal this 20th day of May, A. D. 1929, at Hooper, Utah,

R. F. D. #2. (Post-office Address).

Witness:

E. J. Coles

W. O. Thurgood (Seal)

T. R. Jones

(Seal)

(Seal)

(Lend Owner).

State of Utah }
 } ss.
County of Weber }

On this 5th day of June, A. D. 1929, before me personally appeared T. R. Jones, personally known to me to be the same person whose name is subscribed to the above instrument as a witness thereto, who, being by me duly sworn, deposes and says that he resides in Kaneshville, County of Utah, and State of Utah; that he was present and saw W. O. Thurgood, personally known to him to be the signor of the above instrument as party thereto, sign and deliver the same, and heard him acknowledge that he executed the same, and that he, the deponent, thereupon signed his name as a subscribing witness thereto, at the request of the said W. O. Thurgood.

Commission Expires:

July 9, 1929.



Chas. Kingston

Notary Public in and for the

County of Weber, State of Utah.

Recorded June 5th, 1929, at 4:45 P. M.

Abstracted 5/19/1.

Waldo Brown
County Recorder.

0/2

E 2846392 B 6195 P 971-972
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
02/02/2015 03:25 PM
FEE \$0.00 Pgs: 2
DEPT REC'D FOR UTAH DEPT OF HUMAN SERVICES

When Recorded Mail To:

Office of Recovery Services
Team 85 Estate Recovery
515 East 100 South
PO Box 45025
Salt Lake City, UT 84145-0025

Parcel Id: 140550195

ACKNOWLEDGMENT AND CONSENSUAL LIEN

LEOTA STOTT and ROD HAMMON, heir's to the estate of , JUNE HAMMON deceased, of that certain property listed below, the undersigned, does hereby acknowledge and grant the State of Utah Office of Recovery Services a consensual lien in the amount of \$223,715.18, TWOHUNDRED TWENTYTHREE THOUSAND SEVEN HUNDRED FIFTEEN DOLLARS AND EIGHTEEN CENTS, with no interest to accrue, upon the following described tract of land in DAVIS County, State of Utah:

BEG AT A PT 2310.00 FT N, 2 RODS W FR SE COR OF SEC 33-T5N-R2W, SLM; TH W 17 FT TO BNDRY LINE AGMT 2064-439; TH ALG SD AGMT N 89°42'53" W 108 FT; TH N 90.00 FT; TH E 125 FT; TH S 90.00 FT TO BEG.

Property Address: 755 N 2000 WEST WEST POINT UT 84015
Property Owner: HAMMON, JUNE W - TRUSTEE

The State of Utah Office of Recovery Services holds a statutory lien against the above described property for Medicaid expenses expended on behalf of JUNE HAMMON. LEOTA STOTT and ROD HAMMON acknowledge that the State of Utah is agreeing to forbear its right to collect on the lien for the present time. In consideration, LEOTA STOTT and ROD HAMMON grants the State of Utah this consensual lien, which will become due and payable at such time that LEOTA STOTT and ROD HAMMON dies, moves away from or no longer makes use of said property. **LEOTA STOTT and ROD HAMMON agrees to contact the State each year on the first business day following January 1st with a status report on the property.** LEOTA STOTT and ROD HAMMON also agrees to maintain the home in its present condition, pay all necessary taxes, and keep the premises fully insured. HEIR acknowledges that the statute of limitations on this lien is tolled and does not begin to run until 30 days after the State is notified in writing, by certified mail, of one of the triggering events. In exchange, the State agrees to forbear its right to enforce the lien.

Abstract- Serial Number: 14-055-0195

Abstract

Serial Number: 14-055-0195
 Tax District: 63
 Exempt: No
 Tax Name & Address for Tax Year ADDYR: HAMMON, JUNE W - TRUSTEE
 755 NORTH 2000 WEST
 WEST POINT, UT 8401500000
 Situs Address: 755 N 2000 WEST
 WEST POINT 84015
 Parcel Dates: 12/31/1996
 to
 Acres: 0.26

Dedication Plat

Plat: null

Parent / Child

Parent 14-055-0001
 Parent 14-055-0194

Legal Description

BEG AT A PT 2310.00 FT N, 2 RODS W FR SE COR OF SEC 33-T5N-R2W, SLM; TH W 17 FT TO BNDRY LINE AGMT 2064-439; TH ALG SD AGMT N 89°42'53" W 108 FT; TH N 90.00 FT; TH E 125 FT; TH S 90.00 FT TO BEG. CONT. 0.26 ACRES

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
NORTH DAVIS FIRE DISTRICT FILED IN OFFICE Grantor: NORTH DAVIS FIRE DISTRICT, Grantee: CLEARFIELD CITY, Grantee: WEST POINT CITY, Grantee: SUNSET CITY	CERTIFICATE	3163714	7276-184	05/20/2019	06/04/2019 09:58	\$0.00		90150002	3226632
Grantor: STOTT, LEOTA Grantee: STATE OF UTAH OFFICE OF RECOVERY SERVICES UTAH DEPT OF HUMAN SERVICES UTAH DEPT OF HUMAN SERVICES Grantor: HAMMON, ROD	NOTICE OF LIEN	2846392	6195-971	01/24/2015	02/02/2015 15:25	\$223,715.18		0	
Grantor: UTAH DEPARTMENT OF HUMAN SERVICES OFFICE OF RECOVERY SERVICES Grantee: HAMMON, JUNE W TR UTAH DEPT OF HUMAN SERVICES UTAH DEPT OF HUMAN SERVICES	NOTICE OF LIEN	2832396	6139-470	11/03/2014	11/05/2014 13:39	\$223,715.18		0	
Grantor: WEST POINT CITY Grantee: COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF WEST POINT CITY WEST POINT CITY	ORDINANCE	2824219	6105-72	08/19/2014	09/18/2014 10:24	\$0.00		120230001	

WEST POINT CITY Grantor: NORTH DAVIS FIRE DISTRICT Grantor: HERBERT, GARY R BYLTGOV Grantee: TO WHOM IT MAY CONCERN CLEARFIELD CITY CLEARFIELD CITY	CERTIFICATE	2099873	3857-338	08/05/2005	08/25/2005 09:18	\$0.00		60930101
PALMER & PALMER, PALMER & PALMER, Grantee: HAMMON, JUNE W Grantee: JUNE W HAMMON FAMILY PROTECTION TRUST 5-28-2002. Grantor: HAMMON, JUNE M	QUIT CLAIM DEED	1760047	3060-4	05/28/2002	06/07/2002 07:36	\$0.00	y	0
PALMER & PALMER, PALMER & PALMER, Grantee: HAMMON, HOWARD BYRON Grantee: HAMMON, HOWARD B Grantor: HAMMON, JUNE M	AFFIDAVIT & DEATH CERTIFICATE	1760046	3060-1	05/28/2002	06/07/2002 07:32	\$0.00		0
HAMMON, HOWARD HAMMON, HOWARD Grantee: TO WHOM IT MAY CONCERN, Grantor: HAMMON, JUNE M Grantor: HAMMON, JUNE W	AFFIDAVIT	1300249	2088-8	null	01/24/1997 07:40	\$0.00		140550001 1287129
SMITH KNOWLES & HAMILTON, SMITH KNOWLES & HAMILTON, Grantee: TO WHOM IT MAY CONCERN, Grantor: EMERALD DEVELOPMENT COMPANY LLC, Grantor: NIELSEN, JAY R Grantor: NIELSEN, JOY H	BOUNDARY LINE AGREEMENT	1292195	2072-940	11/20/1996	12/10/1996 09:50	\$0.00		140550090
BONNEVILLE TITLE COMPANY, INC, BONNEVILLE TITLE COMPANY, INC, Grantee: TO WHOM IT MAY CONCERN, Grantor: EMERALD DEVELOPMENT COMPANY LLC, Grantor: HARDMAN, GEORGE EDWARD Grantor: HARDMAN, SUSAN S	BOUNDARY LINE AGREEMENT	1287131	2064-448	07/30/1996	11/14/1996 02:54	\$0.00		140550092
BONNEVILLE TITLE COMPANY, INC, BONNEVILLE TITLE COMPANY, INC, Grantee: TO WHOM IT MAY CONCERN, Grantor: EMERALD DEVELOPMENT COMPANY L L C, Grantor: HAMMON,	BOUNDARY LINE AGREEMENT	1287129	2064-439	08/20/1996	11/14/1996 02:52	\$0.00		140550001 1300249

HOWARD B
Grantor: HAMMON, JUNE
M

BONNEVILLE TITLE COMPANY, INC,
BONNEVILLE TITLE COMPANY, INC,
Grantee: TO WHOM IT MAY CONCERN,
Grantor: EMERALD DEVELOPMENT CO LLC,
Grantor: STOTT, VON R
Grantor: STOTT, LEOTA

BOUNDARY LINE AGREEMENT

1287128 2064-435 07/30/1996 11/14/1996 02:51 \$0.00 140550031

BONNEVILLE TITLE COMPANY, INC,
BONNEVILLE TITLE COMPANY, INC,
Grantee: TO WHOM IT MAY CONCERN,
Grantor: EMERALD DEVELOPMENT COMPANY LLC,
Grantor: TELFORD, JOSIE
H

BOUNDARY LINE AGREEMENT

1287127 2064-431 07/30/1996 11/14/1996 02:50 \$0.00 140550032

BACKMAN-STEWART TITLE SERVICES,
BACKMAN-STEWART TITLE SERVICES,
Grantee: AMERICA FIRST CREDIT UNION,
Grantor: AMERICA FIRST CREDIT UNION,

REQUEST FOR NOTICE

1283487 2058-155 7 null 10/29/1996 09:52 \$0.00 140550090 1047608

BACKMAN-STEWART TITLE SERVICES,
BACKMAN-STEWART TITLE SERVICES,
Grantee: AMERICA FIRST CREDIT UNION,
Grantor: NIELSEN, JAY R
Grantor: NIELSEN, JOY H

TRUST DEED

1283486 2058-155 3 10/23/1996 10/29/1996 09:52 \$25,000.00 140550090 1448925

WEST POINT CITY, FILED IN OFFICE,
Grantee: HAZELWOOD ESTATES,
Grantor: FISHER, KENT J
Grantor: NIELSON, RICHARD D

PLAT

1256463 2013-106 5 05/30/1996 06/18/1996 01:46 \$0.00 140550036

EMERALD DEVELOPMENT AND CONST,
EMERALD DEVELOPMENT AND CONST,
Grantee: FISHER, KENT J
Grantee: NIELSON, RICHARD D
Grantor: EMERALD DEVELOPMENT AND CONSTRUCTION LLC,

QUIT CLAIM DEED

1256461 2013-106 2 06/17/1996 06/18/1996 01:45 \$10.00 140550036

FIRST AMERICAN REAL ESTATE INFORMATION SERVICES INC,
FIRST AMERICAN REAL ESTATE INFORMATION SERVICES INC,
Grantee: NATIONS BANC MTGE CORP,
Grantor: EXPRESS AMERICA MTGE CORP,

ASSIGNMENT

1222127 1957-676 11/01/1995 01/16/1996 08:58 \$0.00 140550090 1047608

FIRST AMERICAN TITLE CO OF UTAH-OGDEN, FIRST AMERICAN TITLE CO OF UTAH-OGDEN, Grantee: BARNES BANKING COMPANY, Grantor: EMERALD DEVELOPMENT & CONSTRUCTION L L C,	TRUST DEED	1220475	1954-321	01/03/1996	01/04/1996 03:03	\$585,000.00	140550036	1263457, 1263461, 1265798, 1270192, 1320896, 1505922, 1524323, 1525113, 1599887, 1322319, 1323665, 1389645, 1393481, 1420157, 1481856
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FIRST AMERICAN TITLE CO OF UTAH-OGDEN, FIRST AMERICAN TITLE CO OF UTAH-OGDEN, Grantee: EMERALD DEVELOPMENT AND CONSTRUCTION L L C, Grantor: FISHER, KENT J Grantor: NIELSON, RICHARD D	WARRANTY DEED	1220474	1954-319	12/18/1995	01/04/1996 03:02	\$10.00	140550036	<i>NO</i>
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FIRST AMERICAN TITLE CO OF UTAH-OGDEN, FIRST AMERICAN TITLE CO OF UTAH-OGDEN, Grantee: FISHER, KENT J Grantee: NIELSON, RICHARD D Grantor: LEHOLM, LARNA Grantor: BOTTOMLY, BETH Grantor: HAMBLIN, LAMAR R Grantor: HAMBLIN, BLAINE T Grantor: GRAHAM, FERN Grantor: OF THE LELNAD V HAMBLIN TRUST, Grantor: GRAHAM, BEN L Grantor: GRAHAM, FERN H Grantor: OF THE B L F H GRAHAM TRUST 14 OCTOBER 1994,	WARRANTY DEED	1220473	1954-315	12/18/1995	01/04/1996 03:01	\$10.00	140550036	<i>NO</i>
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GRAHAM, BEN GRAHAM, BEN Grantee: GRAHAM, BEN L Grantee: GRAHAM, FERN H Grantor: GRAHAM, FERN	QUIT CLAIM DEED	1147712	1812-127	10/14/1994	10/18/1994 10:47	\$10.00	140550036	<i>NO</i>
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ASSOCIATED TITLE COMPANY, ASSOCIATED TITLE COMPANY, Grantee: NIELSEN, JAY R Grantee: NIELSEN, JOY H Grantor: ASSOCIATED TITLE COMPANY,	RECONVEYAN CE	1130463	1779-621	12/14/1993	07/13/1994 11:23	\$0.00	140550090	654323
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ASSOCIATED TITLE COMPANY, ASSOCIATED TITLE COMPANY, Grantee: ASSOCIATED TITLE COMPANY, Grantor: BANKERS TRUST CO, TR,	SUBSTITUTIO N OF TRUSTEE	1130462	1779-620	12/02/1993	07/13/1994 11:23	\$0.00	140550090	654323
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ASSOCIATED TITLE COMPANY, ASSOCIATED TITLE COMPANY, Grantee: ZIONS MTGE COMPANY,	TRUST DEED	1120035	1761-353	11/01/1993	05/20/1994 12:31	\$77,692.00	140550092	1073785, 1423552, 2208070, 2208071
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Grantor: HARDMAN,
GEORGE EDWARD
Grantor: HARDMAN,
SUSAN S

ASSOCIATED TITLE RECONVEYAN 1115661 1754-117 02/24/1994 05/03/1994 \$0.00 140550092 883293
COMPANY, CE
ASSOCIATED TITLE
COMPANY,
Grantee: HARDMAN,
GEORGE EDWARD
Grantee: HARDMAN,
SUSAN S
Grantor: ZIONS FIRST
NATL BANK,

DIRECTORS MTGE ASSIGNMENT 1102771 1734-118 02/01/1994 03/11/1994 \$0.00 140550090 1047608
LOAN CORP, CE
DIRECTORS MTGE
LOAN CORP,
Grantee: EXPRESS
AMERICA MORTGAGE
CORP,
Grantor: DIRECTORS
MTGE LOAN CORP, DBA,
Grantor: COURTESY
FUNDING,

ASSOCIATED TITLE TRUST DEED 1073785 1685-587 11/01/1993 11/05/1993 \$77,692.00 140550092 1120035,
COMPANY, CE 04:08 2021501,
ASSOCIATED TITLE 2208070,
COMPANY, 2208071
Grantee: ZIONS MTGE
COMPANY,
Grantor: HARDMAN,
GEORGE EDWARD
Grantor: HARDMAN,
SUSAN S

BANK ONE UTAH, RECONVEYAN 1054246 1649-496 08/02/1993 08/11/1993 \$0.00 140550090 984110,
NIELSEN, JAY R CE 09:25 1067737
Grantee: NIELSEN, JAY R
Grantee: NIELSEN, JOY H
Grantor: BANK ONE
UTAH, TR,

BONNEVILLE TITLE RECONVEYAN 1049262 1639-276 07/15/1993 07/16/1993 \$0.00 140550172 1015432
COMPANY, INC, CE
BONNEVILLE TITLE
COMPANY, INC,
Grantee: HAMMON,
RODNEY H
Grantee: HAMMON,
HOWARD B
Grantee: HAMMON, JUNE
W
Grantor: BONNEVILLE
TITLE COMPANY, INC, TR,

ASSOCIATED TITLE TRUST DEED 1047608 1636-370 07/02/1993 07/08/1993 \$62,650.00 140550090 1102771,
COMPANY, CE 03:13 1222127,
ASSOCIATED TITLE 1283487,
COMPANY, 1457638,
Grantee: DIRECTORS 1457639
MTGE LOAN CORP,
Grantor: NEILSEN, JAY R
Grantor: NEILSEN, JOY H

BONNEVILLE TITLE TRUST DEED 1015432 1578-323 01/29/1993 01/29/1993 \$35,000.00 140550172 1049262
COMPANY, INC, CE
BONNEVILLE TITLE
COMPANY, INC,
Grantee: GOLDENWEST
CREDIT UNION,
Grantor: HAMMON,
HOWARD B
Grantor: HAMMON, JUNE
W
Grantor: HAMMON,
RODNEY H

VALLEY NATL BANK REQUEST 984111 1517-99 06/22/1992 07/29/1992 \$0.00 140550090 654323

OF ARIZONA, FOR NOTICE
VALLEY NATL BANK
OF ARIZONA,
Grantee: TO WHOM IT
MAY CONCERN,
Grantor: VALLEY BANK &
TRUST CO,

09:25

VALLEY NATL BANK TRUST DEED 984110 1517-94 06/22/1992 07/29/1992 \$11,300.00 140550090 1054246
OF ARIZONA, VALLEY NATL BANK
OF ARIZONA,
Grantee: VALLEY BANK &
TRUST CO,
Grantor: NIELSEN, JAY R
Grantor: NIELSEN, JOY H

BONNEVILLE TITLE TRUST DEED 974008 1499-139 05/22/1992 05/26/1992 \$23,000.00 140550080 1019063
COMPANY, INC, BONNEVILLE TITLE
COMPANY, INC,
Grantee: GOLDENWEST
CREDIT UNION,
Grantor: HAMMON,
RODNEY H

BONNEVILLE TITLE WARRANTY DEED 974007 1499-138 05/01/1992 05/26/1992 \$10.00 140550080
COMPANY, INC, BONNEVILLE TITLE
COMPANY, INC,
Grantee: HAMMON,
RODNEY H
Grantor: HAMMON,
HOWARD B
Grantor: HAMMON, JUNE
W

ASSOCIATED TITLE RECONVEYAN CE 889803 1349-394 04/23/1990 05/02/1990 \$0.00 140550092 635805
COMPANY, ASSOCIATED TITLE
COMPANY,
Grantee: HARDMAN,
GEORGE E
Grantee: HARDMAN,
SUSAN S
Grantor: ASSOCIATED
TITLE COMPANY, S TR

ASSOCIATED TITLE SUBSTITUTIO N OF TRUSTEE 889800 1349-391 04/16/1990 05/02/1990 \$0.00 140550092 635805
COMPANY, ASSOCIATED TITLE
COMPANY,
Grantee: ASSOCIATED
TITLE COMPANY, S TR,
Grantor: FEDERAL NATL
MTGE ASSN, BY POA,

ASSOCIATED TITLE TRUST DEED 883293 1337-460 02/13/1990 02/20/1990 \$78,418.00 140550092 1115661
COMPANY, ASSOCIATED TITLE
COMPANY,
Grantee: ZIONS MTGE
COMPANY,
Grantor: HARDMAN,
GEORGE EDWARD
Grantor: HARDMAN,
SUSAN R

ASSOCIATED TITLE WARRANTY DEED 883292 1337-459 02/20/1990 02/20/1990 \$10.00 140550092
COMPANY, ASSOCIATED TITLE
COMPANY,
Grantee: HARDMAN,
GEORGE EDWARD
Grantee: HARDMAN,
SUSAN S
Grantor: HARDMAN,
GEORGE E
Grantor: HARDMAN,
SUSAN S

STRONG & HANNI, PERSONAL R 859356 1295-33 05/16/1989 05/26/1989 \$0.00 140550036
STRONG & HANNI, EPRESENTATI 09:51

Grantee: GRAHAM, FERN VES DEED
 Grantee: LEHOLM, LARNA
 Grantee: BOTTOMLY, BETH
 Grantee: HAMBLIN, LAMAR R
 Grantee: HAMBLIN, BLAINE T
 Grantor: DAVIS, HAZEL THURGOOD HAMBLIN (ESTATE)

UNITED STATES OF AMERICA, ASSIGNMENT 809333 1207-230 11/30/1987 11/30/1987 03:01 \$0.00 80910004
 UNITED STATES OF AMERICA,
 Grantee: RURAL HOUSING TRUST, 1987-1,
 Grantor: USA THRU FHA,

SECURITY TITLE COMPANY, RECONVEYANCE 753204 1113-56 09/22/1986 09/23/1986 11:25 \$0.00 140550090 646708
 SECURITY TITLE COMPANY,
 Grantee: ARCHIBEQUE, PACOMIO A
 Grantee: ARCHIBEQUE, LAURI W
 Grantor: SECURITY TITLE COMPANY, TR,

SECURITY TITLE COMPANY, RECONVEYANCE 654546 963-1203 10/14/1983 10/17/1983 12:08 \$0.00 140550090 645235
 SECURITY TITLE COMPANY,
 Grantee: TRACY, BRUCE E
 Grantor: DAVIS COUNTY TITLE CO, INC, TR,

SECURITY TITLE COMPANY, TRUST DEED 654323 963-807 10/12/1983 10/13/1983 02:15 \$50,000.00 140550090 984111, 1130462, 1130463
 FARMERS HOME ADMIN,
 Grantee: USA THRU FHA,
 Grantor: NIELSEN, JAY R
 Grantor: NIELSEN, JOY H

SECURITY TITLE COMPANY, WARRANTY DEED 654322 963-806 10/12/1983 10/13/1983 02:14 \$10.00 140550090
 NIELSEN, JAY R
 Grantee: NIELSEN, JAY R
 Grantee: NIELSEN, JOY H
 Grantor: TRACY, BRUCE E

SECURITY TITLE COMPANY, RECONVEYANCE 654321 963-805 10/13/1983 10/13/1983 02:13 \$0.00 140550090 626973
 SECURITY TITLE COMPANY,
 Grantee: TRACY, BRUCE E
 Grantee: TRACY, JANET L
 Grantor: SECURITY TITLE COMPANY, TR,

SECURITY TITLE COMPANY, NOTICE OF DEFAULT 649312 955-1076 08/22/1983 08/22/1983 02:47 \$0.00 140550090 626973
 SECURITY TITLE COMPANY,
 Grantee: TRACY, BRUCE E
 Grantee: TRACY, JANET L
 Grantor: SECURITY TITLE COMPANY, TR,

DAVIS COUNTY TITLE CO, INC, TRUST DEED 645235 949-652 06/27/1983 07/07/1983 03:12 \$8,867.54 140550090 654546
 DAVIS COUNTY TITLE CO, INC,
 Grantee: OVERLY, ROBERT J
 Grantee: OVERLY, ELLA W
 Grantor: TRACY, BRUCE E

Handwritten signature

TRACY, BRUCE E TRACY, BRUCE E Grantee: TRACY, BRUCE E Grantor: TRACY, JANET L	QUIT CLAIM DEED	639285	940-1211	04/01/1983	05/03/1983 11:00	\$10.00	140550090	
SECURITY TITLE COMPANY, GENERAL ELECTRIC MTGE CORP, Grantee: FEDERAL NATL MTGE ASSN, Grantor: GENERAL ELECTRIC MTGE CORP,	ASSIGNMENT	638150	939-272	03/22/1983	04/20/1983 01:22	\$0.00	140550092	635805, 635806
SECURITY TITLE COMPANY, GENERAL ELECTRIC MTGE CORP, Grantee: FEDERAL NATL MTGE ASSN, Grantor: GENERAL ELECTRIC MTGE CORP,	ASSIGNMENT	635806	935-838	03/09/1983	03/22/1983 09:49	\$0.00	140550092	635805, 638150
SECURITY TITLE COMPANY, GENERAL ELECTRIC MTGE CORP, Grantee: GENERAL ELECTRIC MTGE CORP, Grantor: HARDMAN, GEORGE E Grantor: HARDMAN, SUSAN S	TRUST DEED	635805	935-830	03/16/1983	03/22/1983 09:48	\$65,000.00	140550092	635806, 638150, 889800, 889803
SECURITY TITLE COMPANY, HARDMAN, GEORGE E Grantee: HARDMAN, GEORGE E Grantee: HARDMAN, SUSAN S Grantor: WELCO CONSTRUCTION CO,	WARRANTY DEED	635804	935-829	03/18/1983	03/22/1983 09:47	\$10.00	140550092	
SECURITY TITLE COMPANY, WELCO CONSTRUCTION CO, Grantee: WELCO CONSTRUCTION CO, Grantor: SESSIONS, DAWNA C Grantor: AYERS, MILTON E	WARRANTY DEED	627494	921-1058	11/24/1982	11/29/1982 03:06	\$10.00	140550016	
SECURITY TITLE COMPANY, AYERS REALTY, Grantee: SESSIONS, DAWNA C Grantee: AYERS, MILTON E Grantor: TRACY, BRUCE E Grantor: TRACY, JANET L	TRUST DEED	626973	921-132	11/16/1982	11/18/1982 01:14	\$1,000.00	140550015	649312, 654321
SECURITY TITLE COMPANY, TRACY, BRUCE E Grantee: TRACY, BRUCE E Grantee: TRACY, JANET L Grantor: SESSIONS, DAWNA C Grantor: AYERS, MILTON E	WARRANTY DEED	626972	921-131	11/16/1982	11/18/1982 01:13	\$10.00	140550015	
140550015	0	10-469	0	140550015	\$0.00	0		

nop

nop

nop

nop

*1-91-92
103-104*

1 thru 28 Hazelwood - 000
SE 33 5N-2W
14-219-0001 thru 0028
14-055-0001 + 0172

E 1287129 B 2064 P 439
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1996 NOV 14 2:52 PM FEE 44.00 DEP DJW
REC'D FOR BONNEVILLE TITLE COMPANY, INC

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT ("Agreement") entered into this 20th day of August, 1996, by and between EMERALD DEVELOPMENT COMPANY, L.L.C. (hereinafter "Developer") and HOWARD B. HAMMON and JUNE M. HAMMON, husband and wife, (hereinafter "Residential Property Owner"). Developer and Residential Property Owner will hereinafter be referred to as "the Parties" or times singularly as "a Party".

RECITALS:

WHEREAS, Developer is the owner of real property ("Development Property") described as follows:

A part of the Southeast Quarter of Section 33, Township 5 North, Range 2 West of the Salt Lake Base and Meridian.

Beginning at a point on the West right-of-way line of 2000 West Street located North 00°06'55" East 2310.00 feet along the East line of said Southeast Quarter and North 89°46'39" West 50.00 feet from the Southeast corner of said Southeast Quarter; running thence South 00°06'55" West 286.21 feet along said right-of-way line to an existing fence line; thence North 89°55'47" West (South 88°48'45" West Record) 347.00 feet along said fence line; thence South 01°48'00" East 209.45 feet (South 03°34' East 205.3 feet record) to a point located North 00°06'55" East 1815.00 feet and North 89°59'26" West 390.00 feet from the Southeast corner of said Southeast Quarter; thence North 89°59'26" West 942.14 feet to an existing rebar in an existing North-South fence line being the Northwest corner of Thurgood Estates No. 5; thence North 00°45'45" East 503.27 feet along said fence line; thence South 89°42'53" East 1276.48 feet to the point of beginning.

WHEREAS, Residential Property Owner is the owner of real property ("Residential Property") described as follows:

wrong county
~~E# 1438518 BK 1833 PG 1333
DOUG CROFTS, WEBER COUNTY RECORDER
01-NOV-96 4:23 PM FEE \$18.00 DEP MH
REC FOR: SMITH, KNOWLES & HAMILTON~~

For Accommodation Only
NOT EXAMINED

Commencing at a point 140 rods North and 2 rods West from the Southeast corner of Section 33, Township 5 North, range 2 West, Salt Lake Meridian, United States Survey, and running thence West 125 feet; thence North 90 feet; thence East 125 feet; thence South 90 feet to the point of beginning

14-055 - 0001

Beginning 140 rods North and 158 feet West from the Southeast corner of the Southeast Quarter Section 33 Township 5 North, Range 2 West, Salt Lake Meridian: thence North 90 feet; thence East 158 feet; thence North 92.50 feet; thence North 88°13'15" West 163.21 feet along an existing irrigation ditch; thence North 0°06'55" East 142.49 feet; thence West 34.86 feet more or less; thence South 165 feet; thence West 255 feet; thence South 165 feet; thence East 295 feet more or less to point of beginning. Containing 1.457 acres.

14-055 0172

WHEREAS, the Residential Property is located north and adjacent to the Development Property.

WHEREAS, a dispute has arisen regarding the actual boundary line between the Residential Property and the Development Property;

WHEREAS, located between the Residential Property and the Development Property is a fence which Residential Property Owner claims establishes the boundary between the respective properties, and Developer maintains that the deed line, as established by Hanson & Associates, Inc., establishes the boundary line between the properties; and

WHEREAS, the Parties desire to avoid the expense and distraction of litigation and resolve the boundary line issue pursuant to the terms of this Agreement; and

WHEREAS, the Parties desire to erect a fence which will run along the stipulated boundary line.

NOW THEREFORE, the parties hereto intending to be legally bound and in consideration of the respective undertakings made and described herein, do agree as follows:

1. Recitals. The above recitals are incorporated herein by reference and made a part hereof.

2. Boundary Line. The parties stipulate and agree that the applicable portion of the legal description set forth below shall establish the southern boundary line of the Residential Property and the northern boundary line of the Development Property. Said boundary line, the appropriate portion of which shall establish the boundary line between the Residential Property and the Development Property, is described as follows:

A part of the Southeast Quarter of Section 33, Township 5 North, Range 2 West Salt Lake Base and Meridian.

Beginning at a point located North 00°06'55" East 2310.00 feet along the East line of said Southeast Quarter and North 89°46'39" West 50.00 feet from the Southeast corner of said Southeast Quarter; running thence North 89°42'53" West 1276.48 feet.

14-055-

3. Cross Quit Claim. It is mutually agreed by and among the Parties, and each of them, that the above-described boundary line, to the extent that the boundary line separates the Residential Property and the Development Property, shall from the date hereof and forever thereafter establish the boundary line between the respective properties and, therefore, each Party does hereby quit claim, remise, relinquish and convey to the others all real property which is necessary in order to establish that portion of the above-described legal description as the boundary line between the properties.

EMERALD DEVELOPMENT COMPANY, L.L.C.
by:

[Handwritten Signature]

RICHARD NIELSON, Member

[Handwritten Signature]

KENT J. FISHER, Member

STATE OF UTAH)
) : ss
COUNTY OF *weber*)

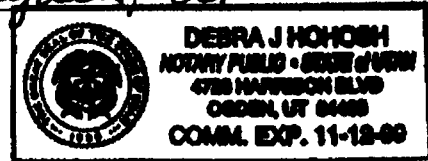
On the 10 day of August, 1996, personally appeared before me RICHARD NIELSON and KENT J. FISHER, members of EMERALD DEVELOPMENT COMPANY, L.L.C., who duly acknowledged to me that they executed the same.

[Handwritten Signature]

Notary Public

Residing at: *Ogden, UT*

My Commission Expires: 11-12-99



RESIDENTIAL PROPERTY OWNER
by:

[Handwritten Signature]
HOWARD B. HAMMON

[Handwritten Signature]
JUNE M. HAMMON

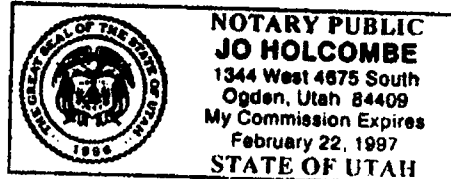
STATE OF UTAH)
 : ss
COUNTY OF Weber)

E 1287129 B 2064 P 443

On the 20 day of August, 1996, personally appeared before me HOWARD B. HAMMON and JUNE M. HAMMON, who duly acknowledged to me that they executed the same.

Jo Holcombe
Notary Public
Residing at: Kays ut

My Commission Expires: 2/22/97



~~E 1438518 BR1833 PG1337~~

OWNERSHIP RECORD

Title By: J-U-B Engineers, Inc. (TMR)
County: Davis
Ownership: Trust

Date: 02/09/2021
Parcel No.: 0108:141
Pin No.: 15680
Project No.: S-0108(36)6
Tax ID No.: 14-055-0195

Recorded Owners: June W. Hammon, Trustee of the June W. Hammon Family
Protection Trust, dated the 28th day of May, 2002
Address: 755 N 2000 W West Point, UT 84015
Property Address: 755 N 2000 W West Point, UT 84015

VESTING DOCUMENT

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
1760047	3060	4	Quit Claim Deed	05/28/2002	06/07/2002

Description:

BEG AT A PT 2310.00 FT N, 2 RODS W FR SE COR OF SEC 33-T5N-R2W, SLM; TH W 17 FT TO BNDRY LINE AGMT 2064-439, TH ALG SD AGMT N 89°42'53" W 108 FT, N 90.00 FT, E 125 FT, S 90.00 FT TO BEG. CONT. 0.26 ACRES

Grantor: June M. Hammon

Note: Preceded by an Affidavit recorded June 7, 2002 as Entry No. 1760046 in Book 3060 at Page 1. The purpose of the Affidavit is to delete Howard B. Hammon as it relates to the above described property.

PRECEDED BY:

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
263165	286	55	Correction	02/03/1964	02/06/1964

Warranty Deed

Description:

Commencing at a point 140 rods North and 2 rods West from the Southeast corner of Section 33, Township 5 North, Range 2 West, Salt Lake Meridian, United States Survey, and running thence West 125 feet; thence North 90 feet; thence East 125 feet; thence South 90 feet to the point of beginning.

Pin No. 15680
Parcel No. 0108:141
Project No. S-0108(36)6

This Deed is a Correction Deed given to correct the description in that certain Warranty Deed running from the above named grantors to the above named grantees dated August 5, 1949, and recorded on February 28, 1950, on Book 10 at Page 469 of the Official Records of the Davis County Recorder in that in said Deed the beginning point was noted at 150 rods North, whereas in fact it should have been 140 rods North and this error is corrected in this Deed.

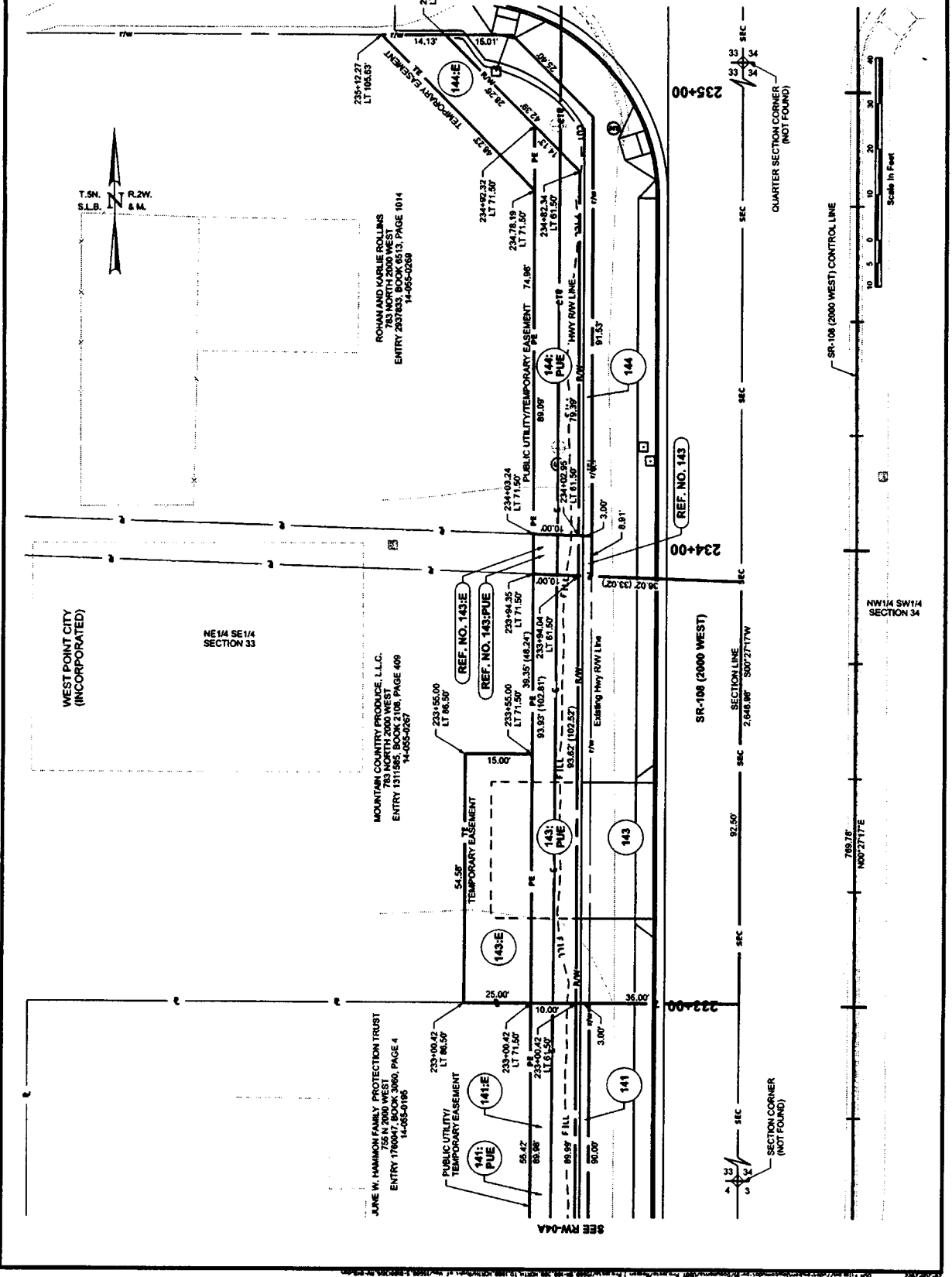
Grantee: Howard B. Hammon and June W. Hammon, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common

Grantor: Sarah Reaha Hammon, also known as Sarah R. Thurgood Hammon, and Marion B. Hammon, her husband

Note: The above described entire tract of property contains 11,250 square feet or 0.258 acre in area by calculation. (0.260 acre per Davis County Recorder)

PROJECT NUMBER S-0108(26)S		PROJECT SR-108: 300 NORTH TO 1800 NORTH	
DATE 6/20/2022		DRAWN BY JLUS ENGINEERS, INC.	
APPROVED BY JLUS ENGINEERS, INC.		CHECKED BY JLUS ENGINEERS, INC.	
DESIGNED BY JLUS ENGINEERS, INC.		DATE 6/20/2022	
REVISIONS		REVISIONS	

DAVIS COUNTY	TEMP. PWS	RW-C-04B
SHEET NO.		



UTAH DEPARTMENT OF TRANSPORTATION		JLUS ENGINEERS, INC.	
APPROVED BY JLUS ENGINEERS, INC.		DRAWN BY JLUS ENGINEERS, INC.	
DATE 6/20/2022		CHECKED BY JLUS ENGINEERS, INC.	
DESIGNED BY JLUS ENGINEERS, INC.		DATE 6/20/2022	
REVISIONS		REVISIONS	

Krista Allred

From: Mone Daley <rmwardle@utah.gov>
Sent: Thursday, November 17, 2022 11:33 AM
To: Krista Allred
Cc: Marie Gibbs
Subject: Requesting Title Report
Attachments: 15680_141.zip

CAUTION - EXTERNAL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please provide a preliminary title report for the attached parcel.

Thanks!

Moné Daley
Title & Closing Agent
UDOT Right of Way Division
Office 801.633.0515

CONFIDENTIALITY NOTICE: This message, and any attachments to it, may contain information that is privileged or otherwise not subject to disclosure under applicable law. If you received it in error, please notify me by reply e-mail and delete it. Thank you.

Emailed _____



COTTONWOODTITLE

Closing Disclosure _____ HUD-1

Escrow Officer: Krista Allred

Date: November 17, 2022

Suffix: KAP

Marketing Source: UDOT

(Listing Agent, Selling Agent, Buyer, Seller, Lender, Attorney, Broker, etc.)

Account Rep: _____
(If there is a Marketing Person involved)

Purchase: Seller _____ Buyer _____ Both Cash
Title Only: Refinance: _____ Construction Loan: _____ Other: _____

Underwriters: Fidelity Fees Quoted: Y / N If yes see attached fees

Rush: _____ Needed by: _____ Closing: _____

Buyer/Borrower(s): Utah Department of Transportation

Contact Info: _____

Seller(s): June W. Hammon, Trustee of the June W. Hammon Family Protection Trust

Contact Info: _____

Property Address: 755 N 2000 W, West Point, UT 84015

Tax ID #: 14-055-0195

Sales Price: _____ Loan Amount: _____

Endorsements: _____

Lender: _____

Contact Info: _____

Listing Agent: _____ Phone # _____

Company: _____ Email: _____

Selling Agent: _____ Phone # _____

Company: _____ Email: _____

Additional Information: Title Only at this time, please send commitment to: rmwardle@utah.gov

Split With: _____

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Public Utility Easement

(TRUSTEE)
Davis County

Tax ID No. 14-055-0195
Pin No. 15680
Project No. S-0108(36)6
Parcel No. 0108:141:PUE

June W. Hammon, Trustee of the June W. Hammon Family Protection Trust, dated the 28th day of May, 2002, Grantor, the undersigned, hereby DEDICATES a Public Utility Easement for the use and installation of public utility facilities as provided in the Utah Code Section 54-3-27 (the "PUE Statute"). The Easement is non-exclusive and may be used by all public utilities according to the terms of the PUE Statute.

A public utility easement, upon part of an entire tract of property, situate in the NE1/4 SE1/4 of Section 33, T.5N., R.2W., S.L.B.&M., in Davis County, Utah.

Beginning at a point on the southerly boundary line of said entire tract, which point is 2,310.00 feet North along the section line and 36.00 feet West from the Southeast Corner of said Section 33, which point is 61.50 feet perpendicularly distant westerly from the control line of said project, at Engineer Station 232+10.43; and running thence along the southerly boundary line of said entire tract N.89°53'34"W. (*West per deed*) 10.00 feet; thence North 89.98 feet, more or less, to a point on the northerly boundary line of said entire tract; thence along said northerly boundary East 10.00 feet to a point on the project westerly right of way line of SR-108; thence along said right of way line South 89.99 feet, more or less to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described easement contains 900 square feet or 0.021 acre in area, more or less.

(Note: Rotate above bearings 00°27'17" *clockwise* to equal NAD83 project bearings.)

Pin No. 15680
Project No. S-0108(36)6
Parcel No. 0108:141:PUE

STATE OF)
) ss. _____
COUNTY OF)

On this ____ day of _____, in the year 20____, before me personally appeared June W. Hammon, Trustee of the June W. Hammon Family Protection Trust, dated the 28th day of May, 2002, who by me being duly sworn/affirmed, that he/she is the _____ and that said document was signed by him/her on behalf of June W. Hammon, Trustee of the June W. Hammon Family Protection Trust, dated the 28th day of May, 2002 who, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust.

Notary Public

DAILY TOTAL : \$5.00



Entry #

Book

Page

Clear ✖

📄 Search Party Names

Documents

Parties

harnmon

june

Clear ✖

Search 🔍

Parties

Name

HAMMON, JUNE M

HAMMON, JUNE W

HAMMON, JUNE W TR

1 of 3

📄 Search Development

Search Development

Clear ✖

📍 Search Location

Search Location

Clear ✖

Utah Court Case Search

[Search Tips](#)

Jurisdiction:

Search Type:

Case Number:

Last Name / Company:

Show Date Range Panel

Search Scope:

Case Type:

First Name:

Citation Number:

Birth Date:

Search Results

County	Court	Case Type	Case Number	Filing Date	First Name	Last Name	Birth Date	Party Code	Documents
No matching record is found.									

No match found

PACER Service Center			
Transaction Receipt			
11/23/2022 08:55:28			
PACER Login:	ct0357	Client Code:	
Description:	Search	Search Criteria:	LName: hammon FName: junc
Billable Pages:	1	Cost:	0.10

Advanced Search

Parcel Number

County: **No Results**

Davis County

Your search did not return any results. Please go back and adjust your search and try again.

Tax Parcel ID:

OKAY

140550195,14-055-0195,14:055:0195

Tax Parcel ID can only include letters, numbers, ":", "-", "&", "_", and "."

Format as: 9 digits (#####). If you do not know your tax parcel ID, please visit Parcels.Utah.gov, then return here.

Give Feedback

Address

Street Address:

123 Main St.

Legal Description / Meets and Bounds:

Legal Description and/or Meets and Bounds

City:

City