

MAIL TAX NOTICE TO  
Jonathan G Ford, Michael J Ford and Angela Ford  
2507 madison Avenue  
ogden, UT 84401

E 2524271 B 5009 P 759-761  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/22/2010 4:37:00 PM  
FEE \$17.00 Pgs: 3  
DEP eCASH REC'D FOR BACKMAN TITLE SERVICES

## Warranty Deed

Order No. 6-040104

Jonathan G. Ford

of Centerville, County of Davis, State of UTAH, Grantor, hereby CONVEY and WARRANT to

DROF Properties, LLC

of Clearfield, County of Davis, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration  
the following described tract(s) of land in Davis County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.: 12-074-0038, 12-074-0039, ~~25-073-0004~~

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and  
Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

WITNESS, the hand(s) of said Grantor(s), this 21st of April AD., 2010

Signed in the Presence of:

Larry Bens

Jonathan G. Ford



STATE OF Utah )  
County of Weber ) SS.

The foregoing instrument was acknowledged before me this  
By Jonathan G. Ford

21st day of April, 2010

Lori Grant  
Notary Public  
My Commission Expires: 07-21-2011

Residing at: 5025 S Adams Ave Ogden UT 84403

Order No.: 6-040104

## EXHIBIT "A"

## LEGAL DESCRIPTION

DAVIS COUNTY

**Parcel 1 (12-074-0038)- A parcel of land located in the Northeast Quarter of Section 13, Township 4 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:**

**Beginning at a point on the Southerly right of way line of State Road 108 (1700 South Street), which is 128.25 feet South 00°09'46" West and 455.97 feet South 89°50'14" East from the North Quarter corner of Section 13, and running thence South 88°32'17" East 57.57 feet along said right of way to a point, which is 110.00 feet perpendicular from the center line of said road at Engineer's Station 70+00.00; thence South 88°15'06" East 268.81 feet along said road; thence South 00°13'56" West 281.93 feet to the Northerly boundary line of Fox Hollow Phase 2 Subdivision; thence North 89°46'04" West 121.03 feet along said subdivision to the Northeast corner of Fox Hollow Phase 1 Subdivision; thence North 89°46'04" West 205.00 feet along said subdivision to the Easterly right of way line of 575 East Street; thence North 00°11'08" East 290.28 feet along said road to the point of beginning.**

**Subject to the following:**

**20' WIDE INGRESS & EGRESS EASEMENT**

**A 20.00 foot wide easement for ingress and egress, over, across and through a parcel of land located in the northeast Quarter of Section 13, Township 4 North, Range 2 West, Salt Lake Base and Meridian, which is 10.00 feet on both sides of the following described centerline:**

**Beginning at a point on the Easterly right of way line of 575 East Street, which is 388.53 feet South 00°09'46" West and 455.87 feet South 89°50'14" East from the North Quarter corner of said Section 13, and running thence South 89°48'52" East 9.98 feet to a point of curvature with a 30.00 foot radius curve to the right; thence Southeasterly 12.99 feet along the arc of said curve through a central angle of 24°48'52" (chord bears South 77°24'26" East 12.89 feet) to a tangent line; thence South 65°00'00" East 22.63 feet to a point of curvature with a 30.00 foot radius curve to the left; thence Southeasterly 12.97 feet along the arc of said curve through a central angle of 24°46'04" (chord bears South 77°23'02" East 12.87 feet) to a tangent line; thence South 89°46'04" East 270.36 feet to the end of said easement.**

**Address: None Assigned**

**Parcel 2 (12-074-0039)- A parcel of land located in the Northeast Quarter of Section 13, Township 4 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:**

**Beginning at a point on the Southerly right-of-way line of State Road 108 (1700 South Street) which is 136.99 feet South 00°09'46" West and 782.23 feet South 89°50'14" East from the North Quarter corner of said Section 13, and running thence South 88°15'06" East 231.41 feet along said road to a point, which is 125.00 feet perpendicular from the center line of said road at Engineer's Station 65+00.00; thence South 89°58'17" East 8.01 feet, more or less, to the Westerly right-of-way line of the Denver and Rio Grande Western Railroad, which is 125.00 feet perpendicular from the center line of said road at Engineer's Station 64+92.00; thence South 34°45'36" East 336.70 feet along said railroad to the Northeast corner of Fox Hollow Phase 2 Subdivision, thence North 89°46'04" West 432.43 feet along said subdivision; thence North 00°13'56" East 281.93 feet said right of way of State Road 108 and the point of beginning.**

**Together with the following:  
20' WIDE INGRESS & EGRESS EASEMENT**

**A 20.00 foot wide easement for ingress and egress, over, across and through a parcel of land located in the northeast Quarter of Section 13, Township 4 North, Range 2 West, Salt Lake Base and Meridian, which is 10.00 feet on both sides of the following described centerline:**

**Beginning at a point on the Easterly right of way line of 575 East Street, which is 388.53 feet South 00°09'46" West and 455.87 feet South 89°50'14" East from the North Quarter corner of said Section 13, and running thence South 89°48'52" East 9.98 feet to a point of curvature with a 30.00 foot radius curve to the right; thence Southeasterly 12.99 feet along the arc of said curve through a central angle of 24°48'52" (chord bears South 77°24'26" East 12.89 feet) to a tangent line; thence South 65°00'00" East 22.63 feet to a point of curvature with a 30.00 foot radius curve to the left; thence Southeasterly 12.97 feet along the arc of said curve through a central angle of 24°46'04" (chord bears South 77°23'02" East 12.87 feet) to a tangent line; thence South 89°46'04" East 270.36 feet to the end of said easement.**

**Address: None Assigned**