

E 2646210 B 5468 P 382-383  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/29/2012 10:50 AM  
FEE \$0.00 Pgs: 2  
DEP RT REC'D FOR FOUNDERS TITLE CO  
- LAYTON

FOUNDERS TITLE COMPANY NO. F-D47315

WHEN RECORDED MAIL TO:  
Grantee  
4110 State Office Building  
Salt Lake City, Utah 84114

**RETURNED**  
**FEB 29 2012**

**SPECIAL WARRANTY DEED**

Davis County, a Body Politic of the State of Utah

Grantor,

of 28 East State Street, Farmington, Utah 84025 hereby

CONVEY and WARRANT only as against all claiming by, through or under it to

Utah State Building Ownership Authority,

Grantee

of 4110 State Office Building Salt Lake City, Utah 84114 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- the following described

tract of land in DAVIS County, State of Utah:

**PARCEL 1**

**REVISED NET LEASEHOLD PARCEL**

BEGINNING AT A POINT WHICH IS SOUTH 89°52'28" WEST 839.24 FEET ALONG QUARTER SECTION LINE AND NORTH 143.09 FEET FROM THE CENTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 87°13'51" EAST 79.20 FEET TO A POINT ON THE ARC OF A 70.33 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 256.80 FEET(CHORD BEARS NORTH 85°10'01" EAST 136.13 FEET) TO THE POINT OF REVERSE CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 25.78 FEET (CHORD BEARS NORTH 17°29'41" EAST 24.03 FEET) THENCE SOUTH 44°57'38" EAST 81.92 FEET TO THE UTAH STATE BUILDING OWNERSHIP AUTHORITY PROPERTY; THENCE ALONG SAID UTAH STATE BUILDING OWNERSHIP AUTHORITY PROPERTY THE FOLLOWING TWELVE(12) COURSES AND DISTANCES; SOUTH 45°01'26" WEST 88.84 FEET; NORTH 44°05'58" WEST 17.80 FEET; SOUTH 69°10'00" WEST 32.29 FEET; SOUTH 45°01'26" WEST 61.93 FEET; SOUTH 44°58'34" EAST 4.00 FEET; SOUTH 45°01'26" WEST 18.12 FEET; SOUTH 45°15'18" EAST 27.00 FEET; SOUTH 45°01'26" WEST 80.45 FEET; NORTH 44°58'34" WEST 11.55 FEET; SOUTH 45°01'26" WEST 129.32 FEET; NORTH 44°58'34" WEST 123.70 FEET; SOUTH 45°01'26" WEST 59.02 FEET; THENCE NORTH 115.72 FEET; THENCE NORTH 45°00'00" EAST 206.35 EAST TO THE POINT OF BEGINNING.

PART OF 08-076-0097

**PARCEL 2 (EASEMENT ESTATE)**

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR AUTOMOBILE PARKING UPON THE ENTIRE EASEMENT PROPERTY, AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PROPERTY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF CLARK LANE (100 FEET WIDE) WHICH IS NORTH 284.00 FEET AND WEST 389.07 FEET FROM THE NORTHEAST CORNER OF THE

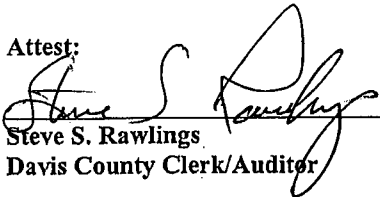
**2012-28**

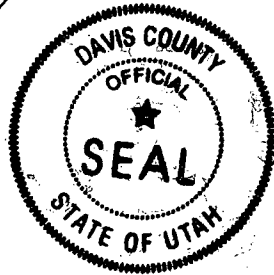
SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS SOUTH 89°52'28" WEST BETWEEN THE CENTER AND THE WEST QUARTER CORNER OF SECTION 24) AND RUNNING THENCE SOUTH 45°01'26" WEST 240.74 FEET; THENCE NORTH 44°57'38" WEST 319.25 FEET, ALONG THE ALIGNMENT OF THE BACK OF A CURB; THENCE NORTH 44°44'14" EAST 240.53 FEET, ALONG THE ALIGNMENT OF THE BACK OF A CURVE, TO THE SOUTHERLY LINE OF CLARK LANE; THENCE SOUTH 45°00'00" EAST 320.46 FEET, ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

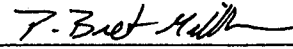
SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record.

WITNESS, the hand(s) of said Grantor(s), this 28<sup>th</sup> day of February, 2012.

Attest:

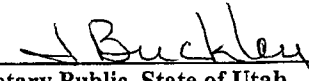
  
Steve S. Rawlings  
Davis County Clerk/Auditor



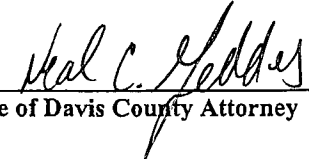
  
Davis County, a Body Politic of the State of Utah  
By: P. Bret Millburn, Chairman  
Board of County Commissioners

STATE OF UTAH  
COUNTY OF Davis

The forgoing instrument was duly acknowledged before me this 28<sup>th</sup> day of February, 2012 by P. Bret Millburn and Steve S. Rawlings who duly represented to me that they are the Chairman of the Board of County Commissioners of Davis County and the Davis County Clerk/Auditor, respectively and that they each signed the above and foregoing instrument in their official capacity and in behalf of Davis County pursuant to action of the Board of County Commissioners.

  
Notary Public, State of Utah

Approved as to form:

  
Office of Davis County Attorney

