

**RETURNED**  
**FEB 27 2014**

E 2791831 B 5964 P 39-40  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/27/2014 09:26 AM  
FEE \$0.00 Pgs: 2  
DEP RTT REC'D FOR FOUNDERS TITLE C  
0 - LAYTON

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

**Warranty Deed**  
(LIMITED LIABILITY COMPANY)

D-50662

Affecting Tax ID No. 12-106-0048 <sup>pt</sup>

Parcel No. 9999:903

Davis County

Project No. SP-9999(807)

PIN: 4955

Brighton Benchmark Developers, LLC, a Limited Liability Company of the State of Utah, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of TEN (\$10.00) Dollars and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee for the proposed West Davis Highway known as Project No. SP-9999(807), being part of an entire tract of property, situate in the SE1/4 of Section 22, in T.4N., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point on the west boundary line of said tract; Said point of beginning being N.00°12'25"E. 1436.40 feet along the west line of said southeast quarter and S.89°59'02"E. 100.00 feet from the South quarter corner of said Section 22; and running thence N.00°12'25"E. 355.08 feet to the southwest corner of that parcel deeded to Syracuse City Corporation, as per entry no. 1834425, book 3229, page 1363 on file in the Davis County Recorder's office, thence East 884.24 feet along the south line of said Syracuse City parcel; thence S.41°22'55"E. 23.76 feet; thence N.48°37'05"E. 26.97 feet to said south line of said Syracuse City parcel; thence East 553.18 feet along said south line to the westerly line of the Layton Canal, recorded as book 238, page 371, thence S.46°00'00"E. 38.30 feet along the said westerly line of canal; thence S.00°12'25"W. 868.81 feet; thence N.70°33'52"W. 1104.67 feet to a point of tangency with a 11,125.00 foot radius curve to the right; thence Northwesterly 488.91 feet along the arc of said curve (Note: Chord to said curve bears N.69°18'20"W. a distance of 488.87 feet) to the point of beginning.

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The above described tract of land contains 944,612 square feet in area or 21.69 acres.

Subject to a 30' wide access easement, as per entry no. 1834424, book 3229, page 1362.  
a 20' wide sewer easement, as per entry no. 2392180, book 4614, page 662.  
a 30' wide utility easement, as per entry no. 2785073, book 5931, page 519.  
a storm drain & irrigation easement, as per entry no. 2785074, book 5931, page 524.  
a secondary water easement, as per entry no. 2785075, book 5931, page 529.  
a drainage easement, as per entry no. 2785076, book 5931, page 534.

IN WITNESS WHEREOF, said BRIGHTON BENCHMARK DEVELOPERS, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 26 day of Feb, A.D. 2014.

STATE OF UTAH  
COUNTY OF DAVIS

) by: [Signature]  
) ss. BRIGHTON BENCHMARK DEVELOPERS, LLC  
) Limited Liability Company  
By [Signature]  
Manager

On the date first above written personally appeared before me, NATHAN W. PUGSLEY AND NEIL J. WALL, who, being by me duly sworn, says that he is the Managers of BRIGHTON BENCHMARK DEVELOPERS, a Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said NATHAN W. PUGSLEY AND NEIL J. WALL acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]  
Notary Public

