

Recorded at the Request Of:
Justin R. Baer
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136 E South Temple, Ste 1400
Salt Lake City, Utah 84111

E 2802433 B 6012 P 1147-1148
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/06/2014 04:05 PM
FEE \$14.00 Pgs: 2
DEP RT REC'D FOR HIRSCHI STEELE &
BAER PLLC

RETURNED
MAY 06 2014

10-070-0141 **PT** SPECIAL WARRANTY DEED

BEAU D. DAVIS, ("Grantor") of Layton, Davis County, State of Utah, hereby **CONVEYS and WARRANTS** against all claiming by, through, or under said Grantor, to himself, **BEAU D. DAVIS**, the following real property, together with all rights, improvements, appurtenances, and hereditaments thereunto belonging, located in Davis County, State of Utah:

BEGINNING AT A POINT ON A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #2571841 BOOK 5166 PAGE 71-74, SAID POINT BEING ON THE NORTH LINE OF GENTILE STREET AND LOCATED SOUTH 89°53'10" WEST ALONG SECTION LINE 719.63 FEET AND NORTH 00°06'50" WEST 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 00°39'00" WEST ALONG SAID BOUNDARY LINE AGREEMENT TO AND ALONG AN AVERAGE CALCULATION FROM EXISTING FENCE LINES 228.81 FEET TO THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTH 49°33'33" EAST 92.20 FEET; SOUTH 00°25'23" WEST TO AND ALONG AN EXISTING WOOD FENCE LINE 168.86 FEET TO SAID NORTH LINE; THENCE SOUTH 89°53'10" WEST ALONG SAID NORTH LINE 66.33 FEET TO THE POINT OF BEGINNING.

Tax ID: 10-070-0141

For informational purposes only: Contains 13,550 SQ. FT. OR 0.31 AC.

SUBJECT TO all liens, notices of interest, current real property taxes, assessments, encumbrances, easements, rights of way, covenants, restrictions, and reservations as shown on the public records relating to said real property.

The purpose of this deed is to clarify the legal description of Grantor's property, and conform the legal description to the existing fence lines.

IN WITNESS WHEREOF, the Grantor executed this Special Warranty Deed on the ___ day of February, 2014.

BEAU D. DAVIS

STATE OF UTAH)

Beau Davis

: ss.

COUNTY OF Davis)

On the 11th day of February, 2014, personally appeared before me **BEAU D. DAVIS**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed herein, who duly acknowledged to me that he/she executed the same voluntarily for the purposes stated herein.

Elly Alcira Klatt

NOTARY PUBLIC

