

File No. 024910

When recorded return to:  
Lincoln Title Insurance Agency  
2225 Washington Boulevard, Suite 110  
Ogden, UT 84401

Mail tax notice to:

Grantee  
1477 Lakecrest Road, Bountiful, UT 84010

04-067-0095

04-135-0418

04-135-0419

## SPECIAL WARRANTY DEED

Nathan S. Dorius, "Grantor", hereby CONVEYS and WARRANTS against all claiming by, through, or under it to: Nathan S. Dorius and Tanya Dorius, Husband and Wife, Jointly and Severally "Grantee", 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: (04-067-0095)

BEGINNING AT A POINT SOUTH 87°24'5" EAST 855.26 FEET AND NORTH 5°16'25" WEST 317.28 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 1°58'15" EAST 33.37 FEET; THENCE NORTH 2°26' WEST 25 FEET; THENCE SOUTH 87°34' WEST 13 FEET; THENCE NORTH 2°26' WEST 25 FEET; THENCE NORTH 42°0' EAST 87 FEET; THENCE SOUTH 47°26' EAST 38.46 FEET; THENCE NORTH 87°34' EAST 85 FEET; THENCE SOUTH 2°26' EAST 120 FEET; THENCE SOUTH 87°34' WEST 64.44 FEET; THENCE SOUTH 7°20' WEST 30.70 FEET TO A POINT ON A 316 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 7°20' EAST), THENCE WESTERLY ALONG THE ARC OF SAID CURVE 52.12 FEET TO THE POINT OF TANGENCY WITH A 276 FOOT RADIUS CURVE TO THE RIGHT, THENCE WESTERLY ALONG THE ARC OF SAID CURVE 46.726 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 42°13'30" WEST 20.00 FEET AND SOUTH 02°12'30" EAST 17.68 FEET FROM THE NORTHEAST CORNER OF LOT 415, BARTON WOODS PLANNED UNIT DEVELOPMENT PLAT D AND RUNNING THENCE NORTH 87°47'30" EAST 5.00 FEET; THENCE SOUTH 02°12'30" EAST 7.33 FEET; THENCE SOUTH 87°47'30" WEST 5.00 FEET; THENCE NORTH 02°12'30" WEST 7.33 FEET TO THE POINT OF BEGINNING.


PARCEL 1A: TOGETHER WITH AN EASEMENT OVER AND ACROSS THE ROADWAYS WITHIN LAKEVIEW TERRACE CONDOMINIUM, PHASE I, KNOWN AS FREMONT ROAD, TERRACE DRIVE AND LAKECREST ROAD, FOR THE PURPOSE OF INGRESS AND EGRESS TO THE ABOVE-DESCRIBED PROPERTY. SAID EASEMENT IS FOR THE BENEFIT OF AND APPURTENANT TO THE ABOVE-DESCRIBED REAL PROPERTY AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE GRANTEES HERETO, THEIR SUCCESSORS AND/OR ASSIGNS.

PARCEL 2: (04-135-0418 AND 04-135-0419)  
BEGINNING AT THE NORTHEAST CORNER OF LOT 415, BARTON WOODS PLANNED UNIT DEVELOPMENT PLAT D AND RUNNING THENCE SOUTH 42°13'30" WEST 20.00 FEET ALONG THE EASTERLY LINE OF SAID LOT; THENCE NORTH 02°12'30" WEST 7.50 FEET; THENCE NORTH 42°13'30" EAST 15.56 FEET; THENCE SOUTH 37°52'50" EAST 5.32 FEET ALONG THE LOT LINE TO THE POINT OF BEGINNING. ALSO: BEGINNING AT A POINT WHICH IS NORTH 26°42'30" EAST 4.70 FEET FROM THE MOST SOUTHERN CORNER OF LOT 415, BARTON WOODS PLANNED UNIT DEVELOPMENT PLAT D AND RUNNING THENCE NORTH 02°11'48" EAST 50.62 FEET, THENCE NORTH 02°12'30" WEST 24.69 FEET, THENCE NORTH 87°47'30" EAST 8.00 FEET TO A CORNER OF SAID LOT, THENCE ALONG THE EASTERLY LINE OF SAID LOT THE FOLLOWING COURSES AND DISTANCES, SOUTH 02°12'30" EAST 25.00 FEET, SOUTH 02°11'48" WEST 33.37 FEET, THENCE SOUTH 26°42'30" WEST 19.30 FEET TO THE POINT OF BEGINNING. (BEING A PORTION OF SAID LOT 415.)

04-067-0095


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 or enforceable in law or equity.

WITNESS, the hand of said grantor, this 5th day of December, A.D. 2014.

  
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Nathan S. Dorius

STATE OF UTAH )  
 )ss.  
COUNTY OF SALT LAKE )

On the 5th day of December, A.D. 2014, personally appeared before me Nathan S. Dorius, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
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Notary Public

My Commission Expires: 2-19-18  
Residing at: OLDFM, UT

