



\*W2858906\*

E# 2858906 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
23-May-17 0328 PM FEE \$12.00 DEP DA  
REC FOR: FOUNDERS TITLE COMPANY - LAYTON  
ELECTRONICALLY RECORDED

**Founders Title Company of Davis 17-022428**

MAIL TAX NOTICE TO:

**Grantee**

**4148 SOUTH MIDLAND DR.**

**ROY, UT 84067**

### **QUIT-CLAIM DEED**

**DOUGLAS JOHN HAMMOND, JR. JULIE A. HAMMOND AND KIMBALL C. SHILL AND M. AMBER SHILL ALL AS JOINT TENANTS, Grantors**

of **Roy**, County of **Weber**, State of **Utah**, hereby QUIT-CLAIM to

**HSW Holdings 1 LLC**

Grantees of **4148 SOUTH MIDLAND DR., ROY, UT 84067** for the sum of **TEN DOLLARS** and other good and valuable consideration the following tract of land in **WEBER** County, State of **UTAH**, to-wit:

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 743.50 FEET AND NORTH 89D55'30" WEST 883.03 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 319.37 FEET, THENCE NORTH 89D18' WEST 356.92 FEET, THENCE NORTH 0D44'30" EAST 8.54 FEET, THENCE WEST 14.78 FEET, THENCE NORTH 115.00 FEET, THENCE NORTH 89D33' WEST 277.64 FEET TO THE EAST LINE OF MIDLAND DRIVE, THENCE NORTH 38D01' EAST 241.10 FEET ALONG SAID EAST LINE TO AN EXISTING FENCE, THENCE SOUTH 89D55'30" EAST 500.70 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A 16.5 FOOT RIGHT OF WAY DESCRIBED AS FOLLOWS: A 16.5 FOOT RIGHT OF WAY ACROSS A PART OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: SAID RIGHT OF WAY BEING 8.25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS SOUTH 1072.37 FEET AND NORTH 89D18' WEST 1162.98 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10; RUNNING THENCE NORTH 5D15' WEST 91.23 FEET, THENCE WESTERLY ALONG THE ARC OF 51.91 FOOT RADIUS CURVE TO THE LEFT 79.59 FEET, THENCE SOUTH 86D54' WEST 319.0 FEET TO THE EAST LINE OF MIDLAND DRIVE (1161-679). EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT WHICH IS 739.41 FEET (RECORD 743.50 FEET) SOUTH AND 1380.54 FEET (RECORD 1383.73 FEET) NORTH 89D55'30" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 89D55'30" EAST 7.48 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID SR-108 (MIDLAND DRIVE) OPPOSITE APPROXIMATE ENGINEERS STATION 527+62.80; THENCE SOUTH 38D12'39" WEST 164.04 FEET TO THE POINT OF TANGENCY OF A 10,055.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 77.99 FEET ALONG THE ARC OF SAID CURVE, CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE (CHORD BEARS SOUTH 38D25'59" WEST 77.99 FEET) TO

THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89D33'00" WEST 6.02 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE); THENCE NORTH 38D01'00"EAST 241.10 FEET ALONG SAID EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1315 SQUARE FEET IN AREA OR 0.030 ACRE. (NOTE: ROTATE ABOVE BEARINGS 00D00'38" CLOCKWISE TO EQUAL HIGHWAY BEARINGS). (E# 2683470) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

Tax ID # 08-051-0249

WITNESS, the hand of said grantor(s), this May 17<sup>th</sup> 2017

DOUGLAS JOHN HAMMOND, JR.

JULIE A. HAMMOND

KIMBALL C. SHILL

M. AMBER SHILL

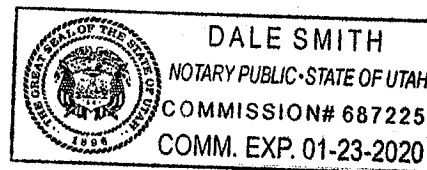
STATE OF UTAH

COUNTY OF Davis

I, Dale Smith, a Notary Public for the County of Davis and State of Utah, do hereby certify that DOUGLAS JOHN HAMMOND, JR. JULIE A. HAMMOND and KIMBALL C. SHILL and M. AMBER SHILL all as joint tenants personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Dale Smith  
Notary Public



My Commission Expires: 1-23-2020

(SEAL)