

E 2961201 B 6586 P 1620-1622
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/24/2016 03:57 PM
FEE \$15.00 Pas: 3
DEP RTT REC'D FOR JEFFREY DALE NAL
DER

Recording Requested by:

AFTER RECORDING RETURN TO:
Jeffrey Dale Nalder
2070 N. Church Street
Layton, UT 84040

RETURNED
AUG 24 2016

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

A.P.N.: Part of 09-052-0101 & 09-052-0086

The W. Dale Nalder and Ella Marie Nalder Marital Trust dated October 3, 1996 and James Ray Nalder and Jeffery D. Nalder, Trustees of the W. Dale Nalder and Ella Marie Nalder Family Trust dated October 3, 1996., Grantor, of **Layton , Davis** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

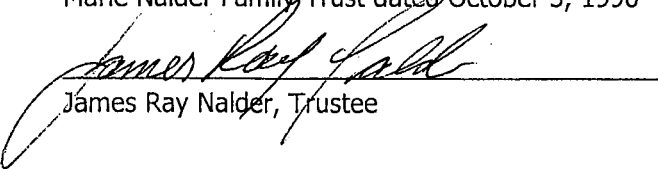
Jeffrey Dale Nalder and Jodi Marie Nalder, Husband and Wife as Joint Tenants , Grantee, of **Layton , Davis** County, State of **Utah** , for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

SEE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2016** and thereafter.

Witness, the hand(s) of said Grantor(s), this **August 19th**, **2016** .

The W. Dale Nalder and Ella Marie Nalder Marital Trust dated October 3, 1996 and the W. Dale Nalder and Ella Marie Nalder Family Trust dated October 3, 1996


James Ray Nalder, Trustee


Jeffrey D. Nalder, Trustee

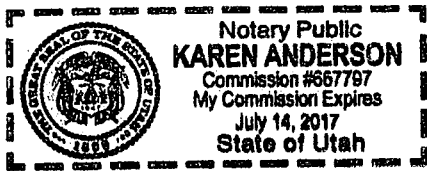
STATE OF Utah)
)ss.
County of Davis)

On August 19th 2016, before me, the undersigned Notary Public, personally appeared **James Ray Nalder and Jeffrey D. Nalder, Trustees of the W. Dale Nalder and Ella Marie Marital Trust dated October 3, 1996 and the W.Dale Nalder and Ella Marie Nalder Family Trust dated October 3, 1996**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 7/14/2017

Karen Anderson
Notary Public



A LEGAL DESCRIPTION FOR
JEFF NADLER PROPERTY FOR GREENBELT

BEGINNING AT A POINT THAT IS SOUTH 89°54'30" WEST ALONG THE SECTION LINE 934.01 FEET AND NORTH 144.78 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 69°28'32" WEST 96.00 FEET; THENCE NORTH 27°01'59" EAST 212.89 FEET; THENCE NORTH 84°24'30" WEST 166.84 FEET TO THE EAST RIGHT-OF-WAY LINE OF CHURCH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF CHURCH STREET THE FOLLOWING FOUR (4) COURSES: NORTH 29°26'57" EAST 23.43 FEET TO A POINT ON A 820.50 FOOT RADIUS CURVE; THENCE 86.70 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°03'12" (WHICH LONG CHORD BEARS NORTH 26°25'20" EAST 86.66 FEET); THENCE NORTH 23°23'45" EAST 42.69 FEET; THENCE NORTH 23°26'30" EAST 607.79 FEET TO THE SOUTH LINE OF SHEPHERD'S RIDGE SUBDIVISION PHASE 1; THENCE SOUTH 66°33'30" EAST ALONG SAID SOUTH LINE 370.12 FEET TO AN EXISTING WIRE FENCE LINE; THENCE SOUTH 33°49'23" WEST ALONG SAID WIRE FENCE 373.12 FEET; THENCE SOUTH 47°15'17" WEST ALONG SAID WIRE FENCE 258.36 FEET; THENCE SOUTH 48°32'13" EAST 40.39 FEET; THENCE SOUTH 23°55'43" WEST 300.91 FEET TO THE POINT OF BEGINNING.

CONTAINS 230,427 SQ/FT OR 5.29 ACRES