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BK 6670 PG 1686

E 2991731 B 6670 P 1686-1687
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/27/2016 4:19:00 PM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR FOUNDERS TITLE CO

Founders Title Company of Davis 16-021977

MAIL TAX NOTICE TO:
Scott J. Player
1598 North 2800 East
Layton, UT 84040

WARRANTY DEED
(Limited Liability Company)

RIVER RIDGE PARTNERS LC, GRANTOR

of Layton, County of Davis, State of UTAH, hereby CONVEY AND WARRANT TO

SCOTT J. PLAYER

GRANTEE of 1598 North 2800 East, Layton, UT 84040 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in DAVIS County, State of UTAH, to-wit:

~~09-405-0014~~ 09-405-0014

PART OF LOT 2, DANIEL'S CANYON SUBDIVISION, A PRIVATE SUBDIVISION, DAVIS COUNTY, LAYTON CITY, STATE OF UTAH, DESCRIBED MORE PARTICULARLY AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESCRIPTION GIVEN ON SAID RECORDED SUBDIVISION PLAT, RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER, IS SOUTH 87°49'53" EAST 2688.28 FEET MEASURED BETWEEN REFERENCE MONUMENT (WITNESS CORNER) TO THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN):

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ON THE EAST LINE OF SAID SUBDIVISION, SAID POINT BEING LOCATED NORTH 00°20'12" EAST ALONG QUARTER SECTION LINE BY RECORD 1175.96 FEET AND WEST 204.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 87°48'48" WEST 274.79 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EASTERLY OF DANIEL'S COVE (3300 EAST), A PRIVATE STREET; THENCE NORTHERLY ALONG SAID STREET THE FOLLOWING (3) COURSES: (1) NORTH 10°23'44" EAST 6.72 FEET TO A POINT OF CURVATURE, (2) NORTHEASTERLY 18.78 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 71°44'45" (CHORD BEARS NORTH 46°15'24" EAST 17.58 FEET) TO A POINT OF REVERSE CURVATURE, AND (3) NORTHWESTERLY 161.96 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 185°35'21" (CHORD BEARS NORTH 10°39'54" WEST 99.88 FEET) TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 4°59'21" EAST ALONG SAID WEST LINE 110.54 FEET; THENCE EAST ALONG THE PROLONGATION OF SAID NORTH LINE 330.49 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE FOLLOWING (3) COURSES: (1) SOUTH 6°56'34" EAST 82.56 FEET (2) SOUTH 34°28'42" WEST 126.76 FEET, AND (3) SOUTH 1°00'32" EAST 51.00 FEET TO THE POINT OF BEGINNING.

The following is shown for informational purposes only: Tax Parcel No. 09-405-0002 pt

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2016 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this December 23, 2016

Signed in the Presence of:

_____)
_____)
_____)
_____)

River Ridge Partners LC

BY: Neil J. Wall
Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

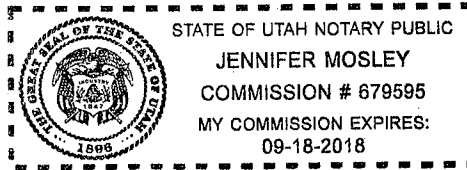
STATE OF UTAH

COUNTY OF Davis

On the 23rd of December, 2016, before me, the undersigned Notary Public, personally appeared Neil J. Wall, known to me to be the member(s) or designated agents of River Ridge Partners LC, the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntary for the purposes and use herein mentioned on behalf of the limited liability company.

Jennifer Mosley

Jennifer Mosley, Notary Public
Residing at: Davis Co., Utah
My Commission Expires: September 18, 2018



(SEAL)