

**WHEN RECORDED RETURN TO:**

Chantell Parker  
86 W 1700 S  
Farmington, UT 84025  
Tax ID No.: 07-070-0082

**RESPA**

**WARRANTY DEED**

Shauna R. Parker, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Chantell Parker, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 9th day of January, 2018.

Shauna R Parker  
Shauna R. Parker

State of Utah  
County of Davis

On this 9th day of January, 2018, personally appeared before me, the undersigned Notary Public, personally appeared Shauna R. Parker, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

Kori A Cannon  
Notary Public  
My commission expires: 10/21/2020



EXHIBIT "A"  
LEGAL DESCRIPTION

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

Beginning on the Right of Way Line of Lund Lane 422.31 feet North and 1534.28 feet West and North 88° 54' West 335.30 feet from the Southeast Corner of the Northwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian; thence South 88°54' East 122.09 feet along the North Right of Way line of Lund Lane, thence North 5°17' West 150.00 feet, thence North 88°54' West 107.54 feet, thence South 0°17' West 149.25 feet to the point of beginning.

Less and exception therefrom:

Commencing at the center of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian and running thence North 0°15'20" East, along the section line, a distance of 380.16 feet; thence North 89°30'08" West, along the centerline of Lund Lane, a distance of 1979.46 feet; thence North 0°16'29" East, a distance of 33.00 feet, to the Southerly line of East Willow Creek Subdivision, filed for record in the Office of the Davis County Recorder in Book 4416 at Page 1061, File Number 2323470, on November 27, 2007; thence South 89°30'30" East, along said Southerly line, a distance of 27.50 feet, to the Southeast corner of said Subdivision; thence North 0°17'00" East, along the Easterly line of said subdivision, a distance of 143.64 feet, to the point of beginning for this description; thence North 0°17'00" East, along the Easterly line of said subdivision, a distance of 191.36 feet, to the Northeast corner thereof; thence North 89°55'08" West, along the Northerly line of said subdivision and the Westerly extension thereof, a distance of 280.71 feet, to the Easterly sideline of Interstate Highway 15, Frontage Road, as shown on that certain record of survey filed in the Office of the Davis County Surveyor, number 07-070, 5133 (A) and (B), prepared by Scott Balling, signed and sealed 10-03-07; thence North 0°11'58" East, along said Easterly sideline of Frontage Road, a distance of 134.83 feet, to the Southwesterly corner of Tuscany Village P.U.D., filed for record in the Office of the Davis County Recorder in Book 4697 at Page 262, File Number 2417499, on January 22, 2009; thence North 89°28'13" East, along the Southerly line of said subdivision and the Southerly line of 1600 South Street (55.00 feet wide), a distance of 592.53 feet, to the Westerly line of the Old Bamberger Railroad Right of Way (66.00 feet wide); thence South 12°42'25" East, along said Westerly right of way line, a distance of 343.29 feet, to the North line of that certain parcel of land described in Warranty Deed filed for record in the Office of the Davis County Recorder in Book 2922 at Page 1076, Instrument Number 1702663, on November 8, 2001; thence North 89°35'00" West, along said North line, along the North line of that certain deed filed for record in the Office of the Davis County Recorder in Book 1433 at Page 242, Instrument Number 938629, on August 22, 1991 and along the Westerly extension thereof, a distance of 388.73 feet, to the point of beginning.