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BK 7037 PG 942

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/15/2018 1:17:00 PM
FEE \$14.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:
First American Title Insurance Company
476 W Heritage Park Blvd, Suite 105
Layton, UT 84041
(801)779-2440

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Available Michael J. and Cindy R. Thayne
Revocable Living Trust
3329 South 2000 West
Syracuse, UT 84075

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

RESPA

WARRANTY DEED

Escrow No. **330-5902213** (Iks)
A.P.N.: **12-104-0197**

Jonathan Neterer and Mary Neterer, husband and wife, as joint tenants, Grantor, of , County, State of , hereby CONVEY AND WARRANT TO

Michael J. Thayne and Cindy R. Thayne, Trustees of the Michael J. Thayns and Cindy R. Thayne Revocable Living Trust, dated the 3rd day of September, 2010, Grantee, of **Syracuse, Davis County, State of UT**, 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**:

BEGINNING AT A POINT 113 RODS NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, WEST 2,171.4 FEET; NORTH 6.5 RODS; THENCE WEST 217.6 FEET; THENCE NORTH 6.5 RODS, MORE OR LESS TO THE SOUTH LINE OF THE LAND AS DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION AS RECORDED IN BOOK 6804 AT PAGE 275 AND THENCE ALONG SAID DEED BOUNDARY EAST 2,389.0 FEET, THENCE SOUTH 13 RODS TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 119.5 RODS NORTH AND 2,389 FEET WEST FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; WEST 218.0 FEET; NORTH 6.5 RODS; MORE OR LESS TO THE SOUTH LINE OF THE LAND AS DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION AS RECORDED IN BOOK 6804 AT PAGE 275 AND THENCE ALONG SAID DEED BOUNDARY EAST

218.0 FEET; SOUTH 6.50 RODS TO THE POINT OF BEGINNING.

LESS, THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE PROPOSED WEST DAVIS HIGHWAY, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 22, IN TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GRANTOR'S ENTIRE TRACT; SAID POINT OF BEGINNING BEING NORTH 00°12'25" EAST 1864.50 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; AND RUNNING THENCE NORTH 00°12'25" EAST 214.50 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF SAID GRANTOR'S ENTIRE TRACT; THENCE SOUTH 89°53'47" WEST 1220.01 FEET ALONG THE NORTH LINE OF SAID TRACT TO THE WESTERLY HIGHWAY RIGHT OF WAY & NO-ACCESS LINE OF THE PROPOSED WEST DAVIS CORRIDOR; THENCE SOUTHEASTERLY ALONG SAID PROPOSED RIGHT OF WAY & NO-ACCESS LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY 37.63 FEET ALONG THE ARC OF A 3,444.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (NOTE: CHORD TO SAID CURVE BEARS SOUTH 65°29'11" EAST FOR A DISTANCE OF 37.3 FEET); TO A POINT OF REVERSE CURVATURE ON A 11,125.00 FOOT RADIUS CURVE TO THE LEFT; (2) SOUTHEASTERLY 419.23 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS SOUTH 61°47'25" EAST FOR A DISTANCE OF 419.21 FEET); THENCE NORTH 89°53'47" EAST 815.58 FEET ALONG THE SOUTH BOUNDARY OF GRANTER'S ENTIRE TRACT TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2018** and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 12, 2018**.

Jonathan Neterer

Mary Neterer

STATE OF Utah)
County of Davis)
ss.

On 6-12-18, before me, the undersigned Notary Public, personally appeared **Jonathan Neterer and Mary Neterer**, 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: 12-6-21

Lori K. Singleton
Notary Public

