

WHEN RECORDED, MAIL TO:
Andrea Edwards
745 East 900 North
Bountiful, UT 84010

WARRANTY DEED

745 E 900 N, LLC, grantor,

of North Salt Lake, County of Davis, State of Utah, hereby CONVEY and WARRANT to

Andrea Edwards, unmarried woman, grantee

of Bountiful, County of Davis, State of Utah, for the sum of Ten and No/100 Dollars, and other good and valuable considerations the following described tract of land in Davis County, State of Utah, to-wit:

BEGINNING on the North line of 900 North Street, South 0° 05' East 519.5 feet and North 89° 58' West 675.92 feet from the Northeast corner of the Northwest Quarter of Section 20, Township 2 North, Range 1 East, Salt Lake Base and Meridian; thence North 0° 05' West 143.00 feet; thence North 89° 58' West 96.00 feet; thence South 0° 05' East 143.00 feet to a point on the North line of said 900 North Street; thence 89° 58' East 96.00 feet to the Point of Beginning.

ALSO:

BEGINNING at a point on the North line of 900 North Street which point is North 89° 57' 02" East 219.83 feet from the Southeast corner of Lot 88, of Hillside Subdivision, said point of beginning also described as being South 89° 52' 42" East 71.00 feet along the Section line to the center of 400 East Street and South 0° 08' 37" East 552.89 feet along said line to the Monument Marking the centerline of 400 East and 900 North Streets and North 89° 57' 02" East 1,570.22 feet and North 0° 08' 00" West 25.00 feet and North 89° 57' 02" East 219.83 feet from the Northwest corner of Section 20, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah, and running thence Northwesterly along the arc of a 10.00 foot radius curve to the right 15.71 feet, (Central Angle = 90° 00' 00", Chord bearing and distance = North 45° 02' 58" West 14.14 feet); thence North 0° 02' 58" West 133.00 feet to the Southwest corner of Lot 5, of Old Pine Subdivision; thence North 89° 57' 02" East 12.67 feet along the South line of said lot to the grantees West property line; thence South 0° 19' 06" East 143.00 along said West line to the North line of 900 North Street; thence South 89° 57' 02" West 3.34 feet along said line to the Point of Beginning.

Tax ID No.: 04-001-0187

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 17 day of August, 2018.

745 E 900 N, LLC

BY: Rebecca Edwards

BY: John C. Edwards

STATE OF Utah

COUNTY OF Davis

On the 17 day of August, 2018, personally appeared before me
Rebecca Edwards and John C. Edwards, the
members of 745 E 900 N, LLC, and that said instrument was signed in behalf of said
limited liability company by authority and said Rebecca Edwards and
John C. Edwards, executed the same in the name of the limited liability
company.

Kaye H. Cazier
Notary Public

My Commission Expires: 05-25-19

