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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/31/2019 1:47:00 PM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR SECURITY TITLE OF DAV

Recording Requested by:
First American Title Insurance Company
1795 E Legend Hills Drive, Ste 100
Clearfield, UT 84015
(801)825-1313

Mail Tax Notices to and
AFTER RECORDING RETURN TO:

930 E. 1510 N.
North Ogden, UT 84404

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **14253-5954602 (se)**
A.P.N.: **12-102-0106**

Kiplin Rasmussen, Grantor, of , County, State of , hereby CONVEY AND WARRANT to

Lync Construction, LLC, 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 673 FEET SOUTH FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; THENCE WEST 537.5 FEET; THENCE SOUTH 504.5 FEET; THENCE EAST 537.5 FEET; THENCE NORTH 200.50 FEET; THENCE WEST 250.8 FEET; THENCE NORTH 100 FEET; THENCE EAST 250.8 FEET; THENCE NORTH 204 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 17, 2013 AS ENTRY NO. 2734020 IN BOOK 5750 AT PAGE 706, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 877 FEET ALONG THE SECTION LINE AND WEST 33 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; RUNNING THENCE WEST 217.8 FEET; THENCE SOUTH 100 FEET; THENCE EAST 217.8 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED DECEMBER 17, 2018 AS ENTRY NO. 3134341 IN BOOK 7161 AT PAGE 813, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING KNOWN AS LOT 1, DISTANT SERENADE SUBDIVISION, SAID SUBDIVISION BEING AN UNRECORDED AND PROPOSED SUBDIVISION IN SYRACUSE CITY,

A.P.N.: 12-102-0106

Warranty Deed - continued

File No.: 14253-5954602 (se)

DAVIS COUNTY, UTAH AND IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING OF SOUTH 00°11'27" WEST DAVIS COUNTY RECORDS BETWEEN THE MONUMENTED NORTHEAST CORNER (HAVING NAD83 GRID COORDINATES OF N=3551493.030 E=1479437.829 U.S.FT.) AND THE EAST QUARTER CORNER (HAVING NAD83 GRID COORDINATES OF N=3548855.184 E=1479413.178 U.S.FT., SOUTH 00°32'07" WEST BASED ON GEODETIC NORTH FROM LEICA NETWORK), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING LOCATED SOUTH 00°11'27" WEST 673.49 FEET ALONG THE MONUMENTED SECTION LINE, AND NORTH 89°21'07" WEST 33.00 FEET, FROM SAID MONUMENTED NORTHEAST CORNER OF SECTION 20; RUNNING THENCE SOUTH 00°11'27" WEST 114.14 FEET PARALLEL TO AND 33 FEET PERPENDICULARLY DISTANT WESTERLY OF THE MONUMENTED SECTION LINE, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 15.77 FEET HAVING A RADIUS OF 10.00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°21'46" WEST 14.18 FEET; THENCE NORTH 89°27'55" WEST 92.14 FEET, ALONG THE RIGHT OF WAY OF A PROPOSED STREET AS SHOWN ON SAID PROPOSED SUBDIVISION PLAT; THENCE NORTH 86°49'10" WEST 0.18 OF A FOOT, ALONG SAID RIGHT OF WAY, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°32'05" EAST 124.39 FEET TO THE SOUTH LINE OF THE PAUL D. BEAZER PROPERTY REFERENCED IN THAT CERTAIN QUIT CLAIM DEED RECORDED JUNE 23, 1995 AS ENTRY NO.1185630 IN BOOK 1887 AT PAGE 918 OF OFFICIAL RECORDS; THENCE SOUTH 89°21'07" EAST 101.64 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year and thereafter.

Witness, the hand(s) of said Grantor(s), this 30 Jan. 19

Kiplin Rasmussen
Kiplin Rasmussen

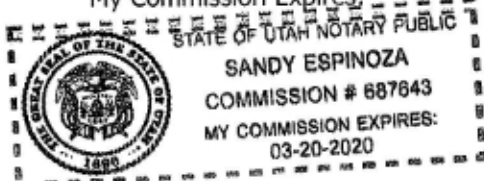
STATE OF UT.

County of DAVIS) ss.

On 1/30/19, before me, the undersigned Notary Public, personally appeared **Kiplin Rasmussen**, 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:



Sandy Espinoza
Notary Public