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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/7/2019 3:08:00 PM
FEE \$15.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITL

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Sun Development, L.P.
P.O. Box 4456
Houston, TX 77210

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

WARRANTY DEED

Escrow No. **NCS-929774-SLC1 (jh)**
A.P.N.: **06-037-0187 & 06-037-0161**

OM & Ishaani Petro, LLC, a Utah limited liability company, Grantor, of **West Valley City, Salt Lake** County, State of **Utah**, hereby CONVEY AND WARRANT to

Sun Development, L.P., a Texas limited partnership, Grantee, of **The Woodlands, Montgomery** County, State of **Texas**, 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**:

See Exhibit 'A' legal description attached hereto and made a part hereof

Witness, the hand(s) of said Grantor(s), this 2/7/19.

OM & Ishaani Petro, LLC, a Utah limited liability
company

By:  _____

Name: Vishal A. Soni
Title: Manager

A.P.N.: 06-037-0187

Warranty Deed - continued

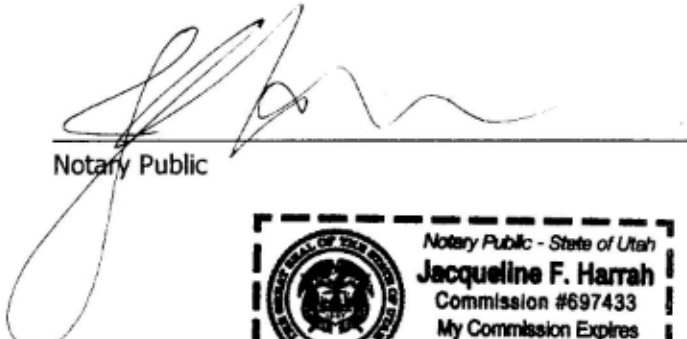
File No.: NCS-929774-SLC1
(jh)

STATE OF UT)
County of Salt Lake)ss.

On 2/7/2019, before me, the undersigned Notary Public, personally appeared **Vishal S. Soni**, 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:



Notary Public

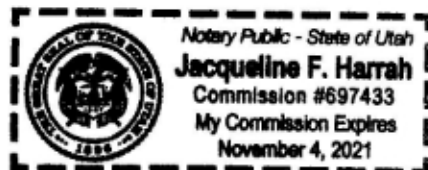


EXHIBIT 'A'

PARCEL 1:

BEGINNING 26 RODS NORTH AND 10 RODS WEST AND 7.0 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WESTERLY 175 FEET, MORE OR LESS ALONG A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF GRANTORS LAND; THENCE NORTH 143 FEET; THENCE EAST 175 FEET; THENCE SOUTH 143 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1, THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 12, 2015 AS ENTRY NO. 2848039 IN BOOK 6203 AT PAGE 189 OF OFFICIAL RECORDS, BEING A PARCEL OF LAND IN FEE FOR THE INTERSECTION IMPROVEMENTS OF 500 WEST STREET (US-89) AND 400 NORTH STREET (SR-131) RELATED TO PROJECT NO. F-115-7(301)313, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SE1/4NE1/4 OF SECTION 24, T. 2 N., R. 1 W., S.L.B. & M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, SAID CORNER IS 436.64 FEET NORTH ALONG THE EASTERLY SECTION LINE AND 174.59 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 24, SAID CORNER IS ALSO 40.78 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE 400 NORTH STREET CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 84+23.12; AND RUNNING THENCE S. 89°36'48" W. 27.12 FEET ALONG THE EXISTING NORTHERLY RIGHT OF WAY AND LIMITED ACCESS LINE OF 400 NORTH STREET (SR-131) TO A POINT 40.43 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 83+96.00; THENCE N. 00°21'12" E. 3.57 FEET TO A POINT 44.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 83+96.00; THENCE S. 89°38'48" E. 24.50 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO A POINT 44.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 84+20.50; THENCE N. 44°48'56" E. 1.61 FEET TO A POINT 41.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE 500 WEST STREET CONTROL LINE OPPOSITE ENGINEER STATION 46+20.80; THENCE N. 00°31'45" E. 7.20 FEET PARALLEL WITH SAID CONTROL LINE TO A POINT 41.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 46+28.00; THENCE S. 89°28'15" E. 1.50 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF 500 WEST STREET (US-89) AT A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 46+28.00; THENCE S. 00°31'45" W. 11.57 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE PARALLEL WITH SAID CONTROL LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°11'04" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

PARCEL 2:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 500 WEST STREET, WHICH POINT IS NORTH 00°22'48" EAST 193.22 FEET ALONG THE MONUMENT LINE OF 500 WEST STREET AND SOUTH 89°28'30" WEST 40.00 FEET FROM THE INTERSECTION OF 500 WEST STREET AND 400 NORTH STREET SAID MONUMENT BEING NORTH 00°11'26" WEST 395.48 FEET AND SOUTH 89°55'10" WEST 134.62 FEET FROM THE EAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 89°28'30" WEST 184.33 FEET; THENCE SOUTH 00°08'30" EAST 151.95 FEET TO THE NORTH LINE OF 400 NORTH; THENCE ALONG SAID LINE NORTH 89°27'51" EAST 8.75 FEET TO THE WESTERLY LINE OF THE GRANTEE'S PROPERTY; THENCE ALONG SAID LINE NORTH 00°03'28" EAST 143.00 FEET; THENCE NORTH 89°28'02" EAST 175.00 FEET ALONG GRANTEE'S NORTH PROPERTY LINE TO THE WEST LINE OF 500 WEST STREET; THENCE NORTH 00°22'48" EAST 8.93 FEET TO THE POINT OF BEGINNING.