

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

3145589
BK 7209 PG 139

E 3145589 B 7209 P 139-142
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/28/2019 8:35:00 AM
FEE \$17.00 Pgs: 4
DEP eCASH REC'D FOR FOUNDERS TITLE CO

Warranty Deed

(TRUSTEE)
Davis County

18-024799

Tax ID. No. 11-087-0060
11-087-0065
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:106:T

A. Dennis Cox and Joyce J. Cox, Trustees (or successor Trustees) of the Dennis and Joyce Cox Family Trust, dated the 6th day of November, 2006 Grantor, of Layton, County of Davis, State of Utah, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tracts of land in Davis County, State of Utah, to-wit:

Two tracts of land in fee being all of an entire tract of property, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229) situate in the NW1/4 NW1/4 of Section 31, Township 4 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tracts of land are described as follows:

Beginning at a point which is 46.07' East along the Section line from the Northwest Corner of said Section 31; and running thence East along the Section line 150 feet; thence South 290.4 feet; thence West 150 feet; thence North 290.4 feet to the point of beginning, containing 43,560 square feet or 1.00 acre.

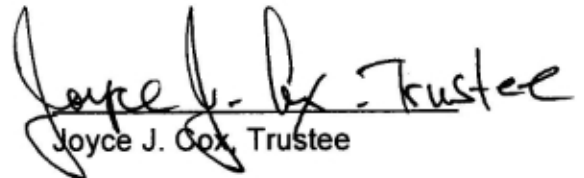
Beginning at a Davis County brass cap monument at the Northwest Corner of said Section 31; and running thence North 89°57'40" East 46.07 feet along the Section line (Basis of Bearing) to the Northwest Corner of the A. Dennis and Joyce J. Cox property; thence South 0°02'20" East 290.40 feet along the West line of said property to the Southwest Corner of said property; thence South 89°57'40" West 46.90 feet to the West line of said Section 31; thence North 0°07'30" East 290.40 feet along said West Section line to the point of beginning, containing 13,499 square feet or 0.310 acres.

The combined area of the above described two tracts of land contains 57,059 square feet or 1.310 acres, of which 6,470 square feet, or 0.149 acre is contained within the existing right of way of 1000 South Street. Balance 50,589 square feet, or 1.161 acres.

WITNESS, the hand of said Grantor, this 27 day of February, A.D. 20 19.

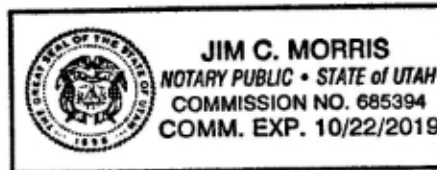
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

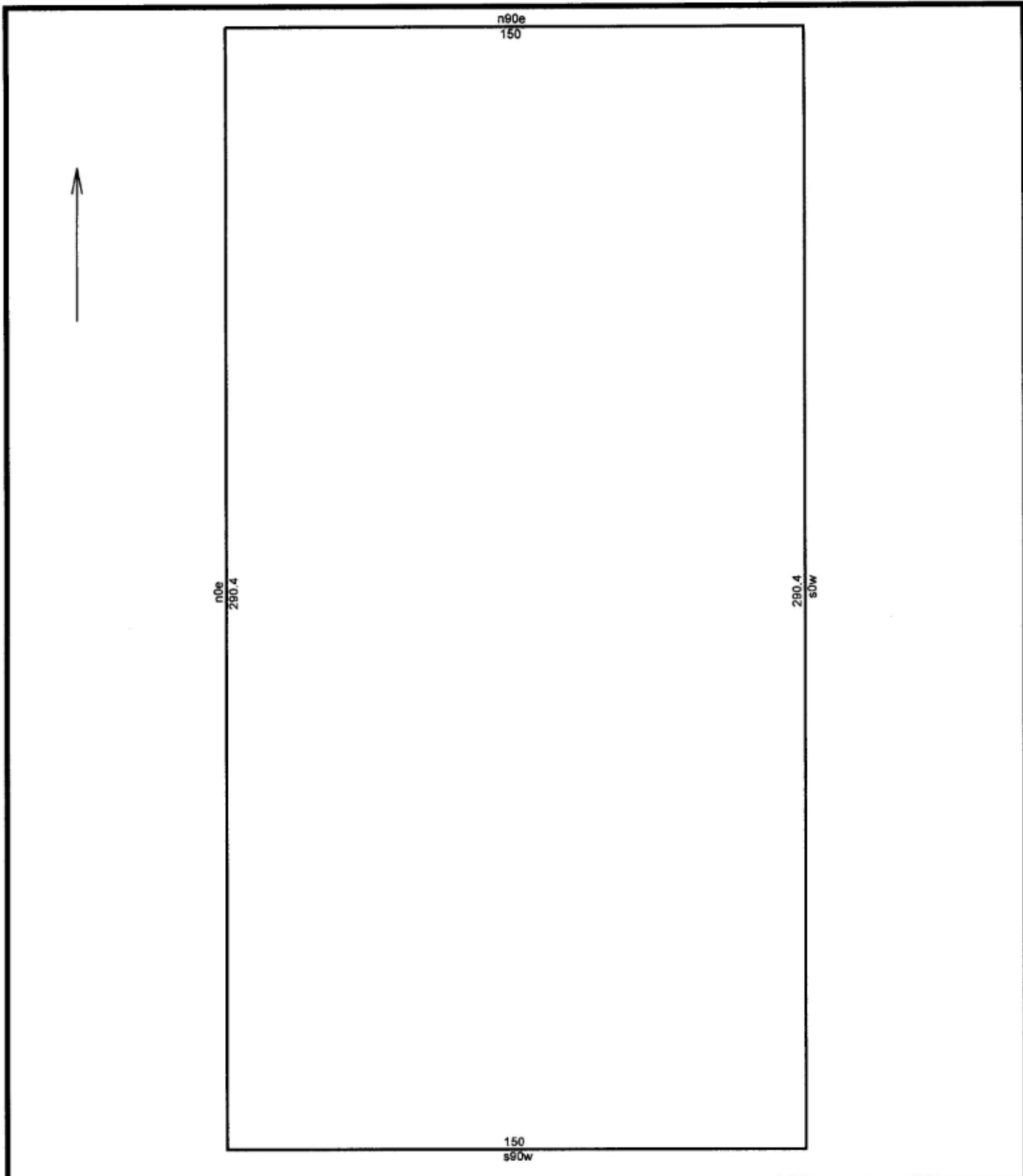

A. Dennis Cox, Trustee


Joyce J. Cox, Trustee

On the date first above written personally appeared before me, A. Dennis Cox and Joyce J. Cox, Trustees (or successor Trustees) of the Dennis and Joyce Cox Family Trust, dated the 6th day of November, 2006, who, being by me duly sworn, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust, and that as Trustees they executed the same.


Notary Public





11268_S-R199(229)_02P_106_Sig_DeedPlot

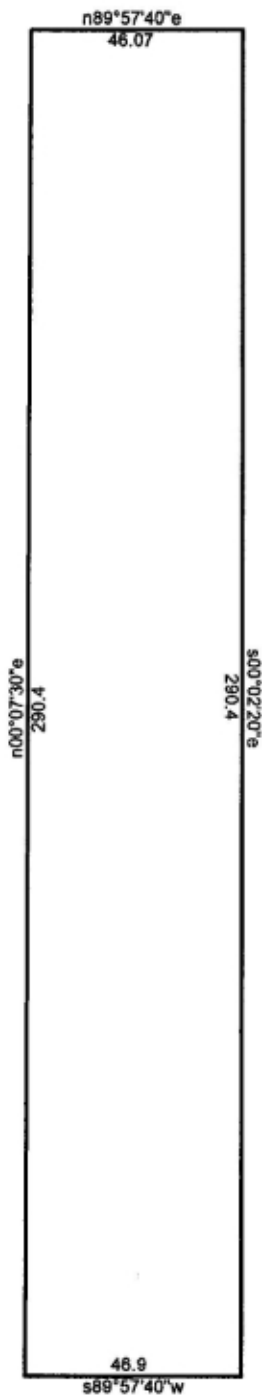
1/25/2018

Scale: 1 inch= 33 feet

File: 11268_S-R199(229)_02P_106_Sig_DeedPlot.ndp

Tract 1: 1.0000 Acres (43560 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=881 ft.

- 01 n90e 150
- 02 s0w 290.4
- 03 s90w 150
- 04 n0e 290.4



11268_S-R199(229)_02P_106_Sig_also_DeedPlot

1/25/2018

Scale: 1 inch= 40 feet

File: 11268_S-R199(229)_02P_106_Sig_also_DeedPlot.ndp

Tract 1: 0.3099 Acres (13499 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/495543), Perimeter=674 ft.

- 01 n89.5740e 46.07
- 02 s00.0220e 290.4
- 03 s89.5740w 46.9
- 04 n00.0730e 290.4