

3154671
BK 7245 PG 189

E 3154671 B 7245 P 189-191
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/19/2019 9:24:00 AM
FEE \$0.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

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

Warranty Deed

(LIMITED LIABILITY COMPANY)
Davis County

Tax ID No. 12-110-0116
12-110-0117
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:444:T
112094-JCP

Capital Reef Management LLC, a Limited Liability Company of the State of Utah, Grantor, hereby CONVEY AND WARRANT 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 tract of land in Davis County, State of Utah, to-wit:

A tract of land in fee being all of an entire tract of property, situate in the SE1/4 SE1/4 of Section 25, Township 4 North, Range 2 West, Salt Lake Base and Meridian incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said tract of land are described as follows:

Parcel 1:

Beginning 33.00 feet (0.50 chains) West and 2640.00 Feet (40 chains) South of the Northeast Corner of the Southeast Quarter of Section 25, Township 4 North, Range 2 West, Salt Lake Meridian; thence West 200.00 feet; thence North 115.50 feet (7 rods); thence East 200.00 feet; thence South 115.50 (7 rods) to the point of beginning.

Parcel 2:

Beginning at a point 233.00 feet West and 2640.00 feet (40 chains) South of the Northeast Corner of the Southeast Quarter of Section 25, Township 4 North, Range 2 West, Salt Lake Meridian; thence West 328.00 feet; thence North 115.50 feet (7 rods); thence East 328.00 feet; thence South 115.50 feet (7 rods) to beginning.

The above described tracts of land contains 60,984 square feet in area or 1.400 acres.

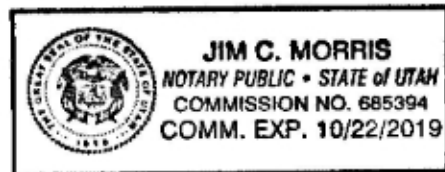
IN WITNESS WHEREOF, said Capital Reef Management LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 18 day of APRIL, A.D. 2019.

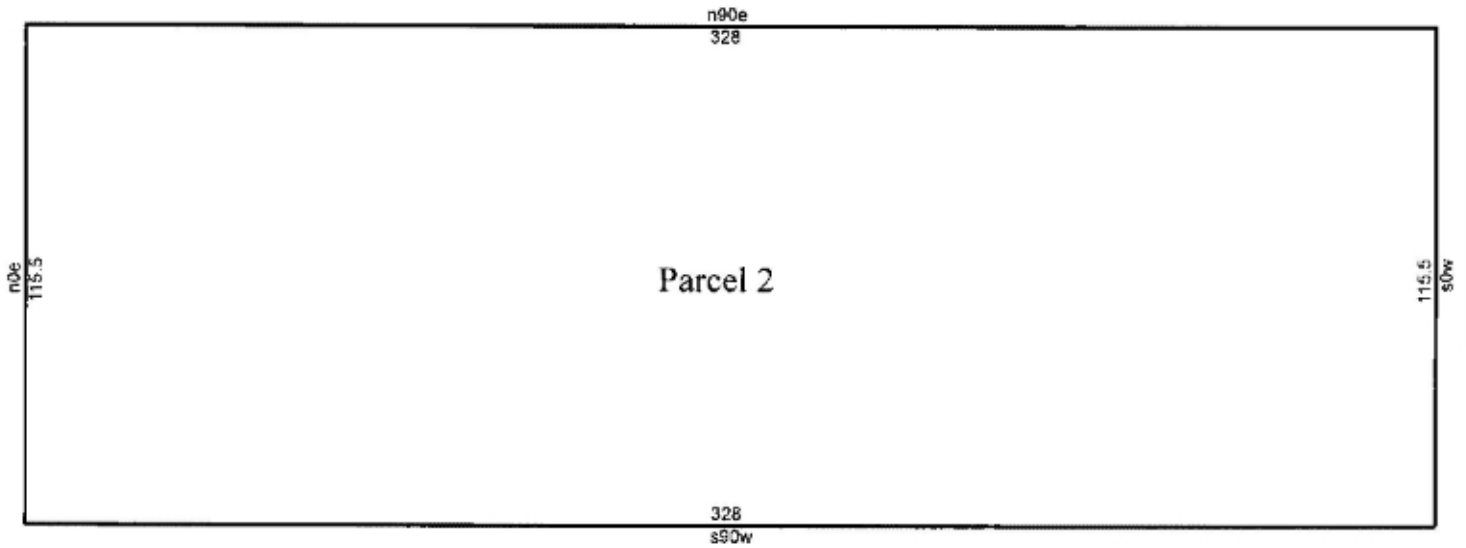
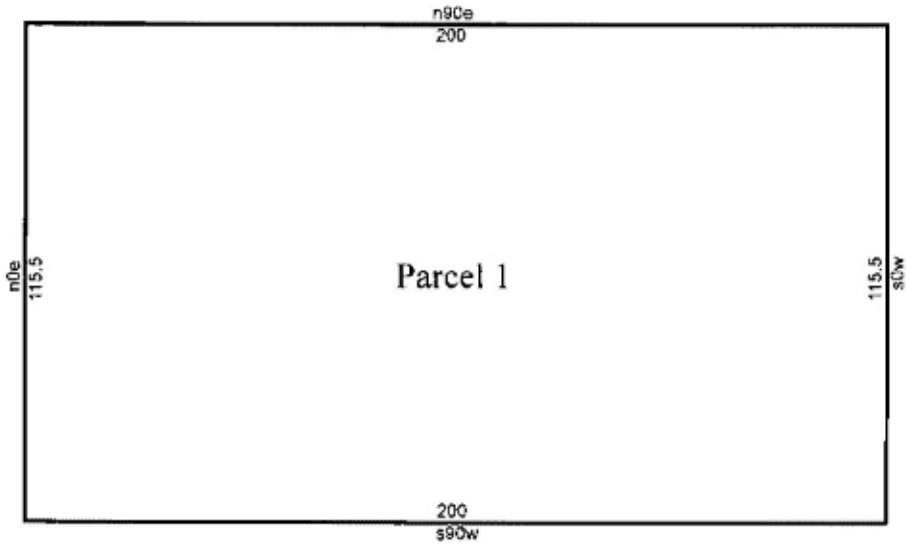
STATE OF UTAH) Capital Reef Management LLC
) ss.
COUNTY OF DAVIS)
By [Signature]
Brad Frost Manager

On this, the 18 day of APRIL, 2019, personally appeared before me BRAD FROST, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Capital Reef Management LLC, a Utah Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public





11268_S-R199(229)_14P_444_T_DeedPlot

12/12/2018

Scale: 1 inch= 43 feet

File: 11268_S-R199(229)_14P_444_T_DeedPlot.ndp

Tract 1: 0.5303 Acres (23100 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=631 ft.

Tract 2: 0.8697 Acres (37884 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=887 ft.

01 e-60.02 n79.28
02 s90w 200
03 n0e 115.5
04 n90e 200
05 s0w 115.5
06 @0
07 e0.00 n-81.52
08 s90w 328
09 n0e 115.5

10 n90e 328
11 s0w 115.5