

MAILING ADDRESS OF GRANTEE:
Mr. and Mrs. George G. Ronnenkamp
653 North Fort Lane
Layton, Utah 84041

QUITCLAIM DEED

George G. Ronnenkamp and Elaine F. Ronnenkamp, Trustees of The George G. Ronnenkamp Family Protection Trust, dated September 1, 1993, Grantors, of Davis County, Utah, hereby QUITCLAIM to

George G. Ronnenkamp, Elaine F. Ronnenkamp, or Susan R. Boatright, Trustees (or successor Trustees) of The George and Elaine Ronnenkamp Family Trust, dated the 9 day of May 2019,

Grantee, for the sum of TEN DOLLARS (\$10.00), the following described tract of land located in Davis County, Utah, subject to the encumbrances owed thereon:

(Davis County Parcel No. 10-086-0061)

Commencing at a point in Center of Kays Creek Channel 466.7 feet South and 7.39 feet West from North Quarter Corner of Section 21, Township 4 North, Range 1 West, Salt Lake Meridian, and running thence Northeasterly up the center of said creek to the West side of a street; thence South 15°45' East 155 feet; thence South 75°54' West 130 feet; thence South 14°06' East 130 feet; thence North 75°54' East 130 feet, more or less, to the West Line of a street; thence South 15°45' East 447 feet; thence continuing on the West side of the street for a distance of 207.31 feet; thence continuing on the West Line of the street to the Northeast Corner of property conveyed in Book 196, Page 680; thence North 89°18' West 120 feet; thence South 0°47' West 215 feet; thence South 89°18' East 120 feet to the West Line of the street; thence South 0°42' West to North Line of Layton City Street; thence North 71°36'15" West 690 feet; thence North 67°50' East 80 feet; thence North 23°20' West 110.40 feet, more or less, and North 89°48'30" West 5.0 feet, more or less, to a point on Boundary Line Agreement recorded February 24, 2011 as Entry # 2586164, Book 5217, Page 691; said point being on an existing Fence Line running East and West along a line parallel with 700 North Street; and running thence along said Agreement the following course: North 23°20' West 180.00 feet to a point North 1089.31 feet and West 328.87 feet from the Southeast Corner of the Northwest Quarter, Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian; which point is the center of Kays Creek; thence Northeasterly along the center of said Creek to a point 946.91 feet South and 49.05 feet West from the North Quarter Corner of said Section 21; thence North 55°10' West 122 feet; thence North 26°10' East 381.8 feet; thence North 26°10' East 47 feet; thence North 55°32' West 66 feet to the point of beginning.

LESS the property deeded to Layton City Street described as follows: A strip of land 66 foot wide lying 33 feet on each side of the following described centerline: Beginning at a point on the centerline of Fort Lane Street 3594.09 feet North and 3129.43 feet East, more or less, from the Southwest Corner of Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°18' West 33.0 feet to The West Line of Fort Lane Street and the East Line of the Grantor's property; thence North

89°18' West 231.75 feet; thence on the arc of a curve to the left having a radius of 150.0 feet 65.45 feet; thence South 65°42' West 140.85 feet; thence on the arc of a 150 foot rad curve to the right 64.11 feet; thence North 89°48'30" West 241.54 feet, more or less, to the West Line of Grantor's property. Containing 1.102 acres.

LESS and except: A part of the Northeast Quarter of Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian; Beginning at a point which is South 89°32'40" East 174.10 feet along the section line and South 14°35'20" East 287.47 feet from the North Quarter Corner of said Section 21, running thence South 76°26' West 128.75 feet along North property line of UP&L property; thence North 13°34' West 81.44 feet to the center Of Kays Creek; thence two courses along said center line as follows: North 43°07'06" East 90.11 feet and North 60°13'30" East 52.95 feet to the West Line of Fort Lane; thence South 14°35'20" East 145.74 feet along said West Line to the point of beginning. Containing 0.33 acres.

LESS to that portion deeded to Layton City for Fort Lane described as follows: Beginning at a point which is South 0°18'50" West 963.81 feet along the section line and East 411.40 feet from the North Quarter Corner of Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian; running thence North 60°15'02" East 29.87 feet; thence South 11°38'31" East 56.91 feet; thence South 0°42'0" West 628.68 feet; thence West 23.83 feet to a point on the West right of way line of a street; thence along said West right of way the following three courses: North 0°35'0" East 302.84 feet; thence North 1°16'34" East 260.03 feet; thence Northwesterly along the arc of a 361.62 foot rad curve to the left a distance of 108.19 feet (Central Angle Measures 17°08'28" and LC Bears North 7°52'55" West 107.78 feet) to the point of beginning.

LESS and except: Beginning at a point which is South 0°18'50" West 1908.93 feet along the section line and East 419.68 feet from the North Quarter Corner of Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian; running thence South 89°18'0" East 22.96 feet; thence South 0°42'0" West 213.43 feet; thence North 71°36'15" West 23.66 feet to a point on the West right of way line of a street; thence along said West right of way line North 0°35'0" East 206.25 feet to the point of beginning.

LESS and except: Beginning at a point which is South 0°18'50" West 418.403 feet along the section line and East 270.62 feet from the North Quarter Corner of Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian; running thence North 75°54' East 15.83 feet; thence South 15°31' East 554.65 feet; thence South 60°15'02" West 29.87 feet to a point on the West right of way line of a street; thence along said West right of way line North 14°10'45" West 562.54 feet to the point of beginning. Containing 0.768 acres.

Total Acreage 19.375 acres.

WITNESS the hands of the Grantors this 9 day of May 2019.


George G. Ronnenkamp
Trustee


Elaine F. Ronnenkamp
Trustee

State of Utah)
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County of Davis)

The foregoing instrument was acknowledged before me this 9 day of May
2019 by George G. Ronnenkamp and Elaine F. Ronnenkamp, Trustees of The George G.
Ronnenkamp Family Protection Trust, dated September 1, 1993.

David Ray Carver
Notary Public
Residing at:
My Commission Expires:

