

WHEN RECORDED MAIL TO:
JOSEPH L. CHRISTENSEN
77 N. 2050 E.
LAYTON, UT 84040

3171007
BK 7299 PG 1283

E 3171007 B 7299 P 1283-1284
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/8/2019 2:59:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR INWEST TITLE SERVICES

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 259416

WARRANTY DEED

**GAYLA BRADSHAW, SUCCESSOR TRUSTEE OF THE LON AND BETTY CHRISTENSEN FAMILY TRUST,
DATED THE 1ST DAY OF JUNE, 2000**

GRANTOR(S)

OF CLEARFIELD, COUNTY OF DAVIS, STATE OF UT
HEREBY CONVEY AND WARRANT TO

**JOSEPH L. CHRISTENSEN and BRITTNEY CHRISTENSEN, HUSBAND AND WIFE, AS JOINT TENANTS
WITH FULL RIGHTS OF SURVIVORSHIP**

GRANTEE(S)

OF LAYTON, COUNTY OF DAVIS, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN DAVIS COUNTY, STATE OF UT:

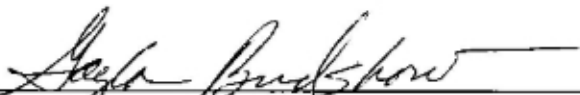
(11-037-0035)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES
FOR THE YEAR 2019 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 8TH DAY OF JULY, 2019.


THE LON AND BETTY CHRISTENSEN FAMILY TRUST,
DATED THE 1ST DAY OF JUNE, 2000


By: GAYLA BRADSHAW, SUCCESSOR TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)

On this 8th day of July, 2019, personally appeared before me GAYLA BRADSHAW, whose identity is personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the SUCCESSOR TRUSTEE of THE LON AND BETTY CHRISTENSEN FAMILY TRUST, DATED THE 1ST DAY OF JUNE, 2000, and that said document was signed by him/her behalf of said Trust by the authority of the Trust Agreement and any Amendments thereto, and said GAYLA BRADSHAW, acknowledged to me that said Trust executed the same.


NOTARY PUBLIC

My Commission Expires: 11-12-20

 INWEST TITLE

STATE OF UTAH NOTARY PUBLIC
TYLER E. JOHNSON
COMMISSION # 651737
MY COMMISSION EXPIRES:
11-12-2020

EXHIBIT "A"

BEGINNING AT A POINT WHICH IS SOUTH 89°52' EAST 497.17 FEET ALONG THE SECTION LINE AND NORTH 3°39' WEST 193.98 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST; SALT LAKE MERIDIAN; SAID POINT BEING ON THE EASTERLY LINE OF A FRONTAGE ROAD AS DESCRIBED BY 1505-84; AND RUNNING THENCE SOUTH 10°52'57" EAST 197.19 FEET ALONG SAID EASTERLY LINE PARALLEL TO AND 140 FOOT DISTANCE EASTERLY FROM THE CENTER LINE OF A HIGHWAY TO THE SOUTH LINE OF SAID SECTION 25, THENCE SOUTH 89°52' EAST 793.83 FEET ALONG SAID SOUTH LINE, THENCE NORTH 0°18' EAST 193.56 FEET MORE OR LESS, TO THE SOUTH LINE OF OAKMONT SUBDIVISION; THENCE NORTH 89°52' WEST 40 FEET; THENCE NORTH 0°18' EAST 13.65 FEET; THENCE NORTH 89°52' WEST 568.06 FEET, THENCE SOUTH 3°39' EAST 13.68 FEET; THENCE NORTH 89°52' WEST 224.96 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DAVIS COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE INTERSECTION OF THE SOUTH LINE OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND THE EASTERLY RIGHT-OF-WAY OF THE EAST FRONTAGE ROAD OF AN EXISTING EXPRESSWAY, SAID POINT OF BEGINNING ALSO BEING SOUTH 89°55'50" EAST 502.05 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25; AND RUNNING THENCE NORTH 10°56'47" WEST 197.19 FEET ALONG SAID FRONTAGE ROAD RIGHT-OF-WAY LINE TO THE SOUTH LINE OF OAKMONT SUBDIVISION; THENCE ALONG SAID SOUTH SUBDIVISION LINE SOUTH 89°55'50" EAST (RECORD DEDICATION PLAT STATES SOUTH 89°52' EAST), 241.96 FEET; THENCE SOUTH 0°04'10" WEST 30.05 FEET; THENCE SOUTH 89°55'50" EAST 18.00 FEET; THENCE SOUTH 0°04'10" WEST 41.15 FEET; THENCE SOUTH 66°49'18" WEST 23.78 FEET; THENCE SOUTH 0°04'10" WEST 112.97 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE NORTH 89°55'50" WEST 200.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT WHICH IS SOUTH 89°55'50" EAST 1090.89 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 89°52' EAST 205 FEET ALONG SAID SOUTH LINE, THENCE NORTH 0°18' EAST 193.56 FEET MORE OR LESS, TO THE SOUTH LINE OF OAKMONT SUBDIVISION; THENCE NORTH 89°52' WEST 40 FEET; THENCE NORTH 0°18' EAST 13.65 FEET; THENCE NORTH 89°52' WEST 165 FEET; THENCE SOUTH 0°18' WEST 206.21 FEET TO THE POINT OF BEGINNING.

SITUATE IN DAVIS COUNTY, STATE OF UTAH.