

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

11906 JCP

## Warranty Deed

(LIMITED LIABILITY COMPANY)

Davis County

Tax ID No. 08-081-0006

08-081-0096

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:111

Flatrock, L.C., a <sup>Utah</sup> 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 parcels of land in Davis County, State of Utah, to-wit:

Two parcels of land in fee, being part of an entire tract of property situate in the NE1/4 NW1/4 and the NW1/4 NW1/4 of Section 26, Township 3 North, Range 1 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 part of an entire tract are described as follows:

Beginning at a northeast corner of said entire tract being at a point in the centerline of 1525 West Street, which point is 120.78 feet West and 627 feet South from the north quarter corner of said Section 26; and running thence South 514.50 feet along the centerline of 1525 West Street to the southeast corner of said entire tract; thence West 172.78 feet; thence N.00°42'04"E. 73.36 feet; thence N.10°07'34"E. 487.24 feet to the northerly boundary line of said entire tract; thence along said northerly boundary line the following three (3) courses and distances: (1) S.89°56'58"E. 54.75 feet; (2) thence S.00°41'12"W. 37.46 feet; (3) thence S.88°13'06"E. 31.94 feet 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.

The above described parcel of land contains 73,336 square feet in area or 1.684 acres.

Also:

Beginning at the southwest corner of said entire tract being at a point in the westerly section line of said Section 26, which point is 120.78 feet West and 1141.50 feet South and 2520.51 feet (record 2512.0 feet) west from the north quarter corner of said Section 26; and running thence N.00°05'05"W. (record North) 556.98 feet along said westerly section line to the northwest corner of said entire tract; thence East 25.11 feet along the northerly boundary line of said entire tract; thence S.46°53'49"E. 92.35 feet; thence S.03°25'02"E. 494.75 feet; thence West 121.21 feet along said southerly boundary 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.

The above described parcel of land contains 56,468 square feet in area or 1.296 acres.

The combined area of the above described parcels of land contains 129,804 square feet in area or 2.980 acres, more or less, of which 17,044 square feet lies within the existing 1525 West Street. Balance is 112,760 feet in area or 2.589 acres.

(Note: Rotate above bearings 00°09'39" clockwise to equal Highway bearings).

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IN WITNESS WHEREOF, said Flatrock, LC <sup>A Utah Limited Liability Company</sup> has caused this instrument to be executed by its proper officers thereunto duly authorized, this 22<sup>nd</sup> day of NOVEMBER, AD. 2019

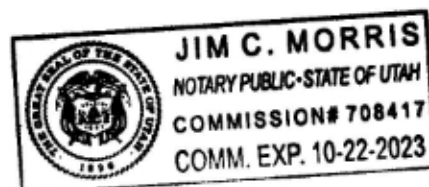
STATE OF UTAH )  
 ) ss.  
COUNTY OF DAVIS )

Flatrock, LC.  
a Utah Limited Liability Company  
By Jonathan Hughes  
Its: Manager  
By Constance L. Hughes  
Its: Manager

On this, the 22<sup>nd</sup> day of NOVEMBER, 2019, personally appeared before me JONATHAN S. HUGHES and CONSTANCE L. HUGHES, the undersigned officer(s), who acknowledged themselves to be the manger/a member of Flatrock, L.C. a limited liability company organized under the laws of the State of Utah and in that capacity being authorized to do so, executed the foregoing instrument of the purposes therein contained by signing the name of the Limited Liability Company by themselves as the manager/a member.

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

J. C. Morris  
Notary Public



\* Utah