

MAIL TAX NOTICE TO Heritage Land Development, LLC, a Utah Limited Liability Company 470 N 2450 W

Tremonton, UT 84337

E# 3232894 PG 1 OF 2 Leann H. Kilts, WEBER COUNTY RECORDER 28-Apr-22 0341 PM FEE \$40.00 DE REC FOR: BACKMAN NTP FEE \$40.00 DEP SLV ELECTRONICALLY RECORDED

Warranty Deed

Order No. 6-097476

3900 West/Taylor Partners, LLC

Parcel No.: 15-078-0179, 15-078-0176

of Taylor, County of Weber, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Heritage Land Development, KLC, a Utah Limited Liability Company

of Taylor, County of Weber, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Weber County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.

SUBJECT TO: County and/or City Taxes not delinquer Covenants, Conditions, Restrictions, Rights-of-Way, Ease	ent; Bonds and/or Special Assessments not delinquent an ements, and Reservations now of Record	d
WITNESS, the hand(s) of said Grantor(s), this 26th	of April AD., 2022	
Signed in the Presence of:		
Witness:	•	
Attest:	3900 West/Taylor Partners, LLC	
Secretary	By: Doug Nosler Its: Manager	
STATE OF Utah) SS. County of Davis)		
The foregoing instrument was acknowledged before me the By Doug Nosier	900 West/Taylor Partners, LLC	
Notary Public My Commission Expires: S-23 24	Residing at: BOUNT MUT	-



LEGAL DESCRIPTION

Order No. 6-097476

Parcel 1:

Part of the Northwest Ouarter of Section 28, Township 6 North, Range 2 West, of the Salt Lake Base and Meridian, described as follows: Commencing at the West Quarter corner of Section 28, Township 6 North, Range 2 West, of the Salt Lake Base and Meridian, monumented with a brass cap; thence South 89°13'14" East 913.30 feet along the South line of the Northwest Quarter of said Section 28 to the point of beginning; and running thence North 00°48'39" East 539.29 feet along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1; thence South 88°48'29" East 75.08 feet; thence North 00°46'08" East 101.92 feet; thence North 29°04'01" West 76.38 feet; thence North 00°46'08" East 479.80 feet; thence North 49°22'51" West 15.63 feet; thence North 00°46'08" East 75.00 feet; thence South 89°09'17" East 147.00 feet; thence North 00°46'08" East 17.97 feet; thence South 89°13'14" East 197.94 feet; thence North 00°42'56" East 40.00 feet; thence South 89°13'14" East 226.00 feet to the Northwest corner of Lot 38, Taylor Landing, Phase 2; thence along the boundary of Taylor Landing, Phase 2 the next three courses: (1) thence South 00°42'56" West 163.00 feet; (2) thence South 24°26'56" East 36.48 feet; (3) thence South 00°46'10" West 132.54 feet; thence along the boundary of Hazy Acres Subdivision the next two courses: (1) thence North 89°13'14" West 201.28 feet; thence South 00°46'08" West 1001.00 feet to the South line of the Northwest Quarter of said Section 28; thence North 89°13'14" West 410.78 feet along said South line to the point of beginning.

Parcel 1A:

Part of the East half of the Northwest Quarter of Section 28, Township 6 North, Range 2 West, of the Salt Lake Base and Meridian, described as follows: Commencing at the West Quarter corner of Section 28, Township 6 North, Range 2 West, of the Salt Lake Base and Meridian, monumented with a brass cap; thence South 89°13'14" East 2224.08 feet along the South line of the Northwest Quarter of said Section 28; thence North 00°46'08' East 1001.00 feet; thence South 89°13'14" East 17.26 feet; thence North 00°46'08" East 132.54 feet; thence North 00°34'29" West 66.02 feet; thence North 00°46'46" East 130.00 feet to the point of beginning; and running thence North 89°13'14" West 271.71 feet along the North line of Taylor Landing, Phase 2; thence North 00°52'02" East 1036.32 feet; thence South 89°07'58" East 6.00 feet; thence South 00°52'02" West 58.15 feet; thence South 89°07'58" East 125.00 feet; thence North 00°52'02" East 178.48 feet; thence South 89°07'58" East 180.00 feet; thence North 00°52'02" East 20.00 feet; thence South 89°07'58" East 199.89 feet; thence South 00°42'57" West 1175.87 feet to the North line of Taylor Landing, Phase 1; thence North 89°13'14" West 242.29 feet along said North line to the point of beginning.

Being Part of Parcels 15-078-0179 and 15-078-0176, to be known as proposed Taylor Landing, Phase 3.

Parcel No.: 15-078-0179, 15-078-0176