

3288952  
BK 7587 PG 1604

E 3288952 B 7587 P 1604-1607  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/1/2020 2:17:00 PM  
FEE \$0.00 Pgs: 4  
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

123660-JCP

## Special Warranty Deed

(CONTROLLED ACCESS)  
(LIMITED LIABILITY COMPANY)

Davis County

Tax ID No. 08-427-0141  
PIN No. 11268  
Project No. S-R199(229)  
Parcel No. R199:140:A

Christensen Land Company, LLC., a Utah Limited Liability Company, Grantor, hereby CONVEY AND WARRANT against all claiming by, through or under them, and against acts of themselves, 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 parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee being part of an entire tract of property situate in Parcel D, Farmington Meadows Phase 1 Subdivision recorded as Entry No. 2301822 in Book 4356 at Page 443 in the office of the Davis County Recorder, situate in the SW1/4 SE1/4 and the SE1/4 SE1/4 of Section 15, 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 parcel of land are described as follows:

Beginning in the southerly boundary line of said entire tract 1,233.03 feet S.89°51'23"W. along the section line from the south quarter corner of said Section 15; and running thence S.89°51'23"W. 1407.10 feet, more or less, along said southerly boundary line to the southwest corner of said Parcel "D" and the westerly line of said Section 15; thence N.00°10'19"W. 1325.57 feet along said westerly section line to the northerly boundary line of said entire tract; thence N.89°56'45"E. 283.34 feet; thence South 20.00 feet; thence N.89°56'45"E. 621.29 feet; thence S.38°56'38"E. 7.54 feet to the point of tangency of a curve to the right with a radius of 2275.00 feet; thence Southerly along said curve with an arc length of 1413.29 feet, chord bears S.21°08'49"E. 1390.68 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.

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The above described parcel of land contains 1,616,727 square feet in area or 37.115 acres.

Together with All of the water right 31-5164 which is for the total of 179.6 acre feet.

(Note: Rotate above bearings 00°20'08" clockwise to equal Highway bearings).

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

IN WITNESS WHEREOF, said Christensen Land Company, LLC. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 1 day of September, A.D. 20 20.

STATE OF UTAH )  
 ) ss.  
COUNTY OF DAVIS )

Christensen Land Company, LLC.  
Limited Liability Company

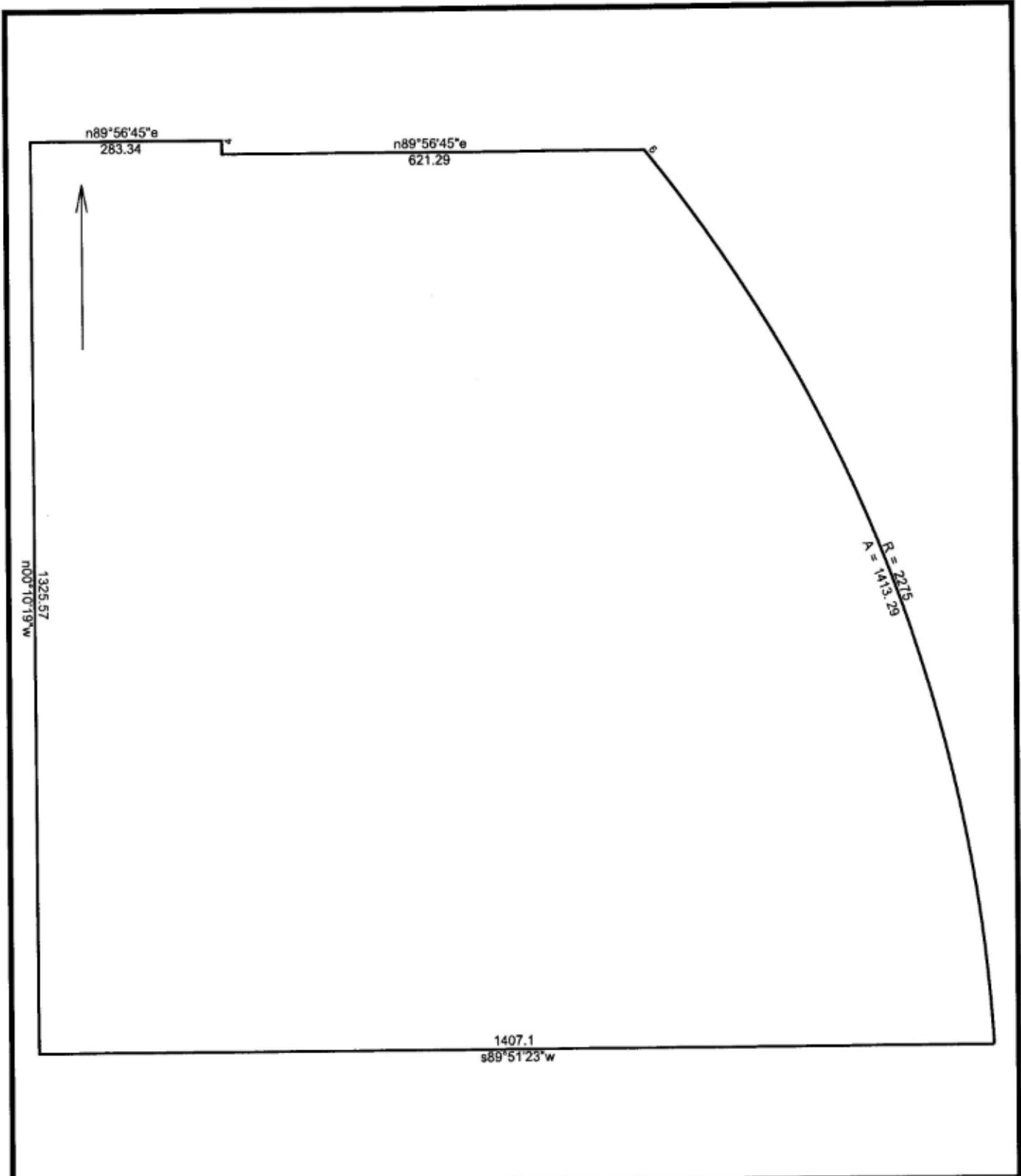
By Stephen K. Christensen  
STEPHEN K. CHRISTENSEN Manager

On this, the 1 day of September, 20 20, personally appeared before me Stephen K. Christensen, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Christensen Land Company, 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.

Krista Allred  
Notary Public





11268\_S-R199(229)\_17P\_140\_A\_DeedPlot 4/29/2019

Scale: 1 inch= 200 feet File: 11268\_S-R199(229)\_17P\_140\_A\_DeedPlot.ndp

Tract 1: 37.1148 Acres, Closure: s37.4102e 0.01 ft. (1/822828), Perimeter=5078 ft.  
01 s89.5123w 1407.1 07 Rt, r=2275.00, arc=1413.29, chord=s21.0849e 1390.67  
02 n00.1019w 1325.57  
03 n89.5645e 283.34  
04 s0w 20  
05 n89.5645e 621.29  
06 s38.5638e 7.54