

<p>GBYR 2020</p> <p>Utah State Tax Commission Application for Assessment and Taxation of Agricultural Land</p>	<p>Recorder use only</p> <p>E 3306061 B 7620 P 1780-1781 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 10/20/2020 01:44 PM FEE \$40.00 Pgs: 2 DEP RT REC'D FOR DAVIS COUNTY ASSE SSOR</p>
--	---

1969 Farmland Assessment Act, Utah code 59-2-501 through 59-2-515 (amended in 1992)		Date of Application September 11, 2020	
Owner Name(s): Mountain View Title & Escrow Inc. Trustee for James A. Aland		Owner telephone number	
Owner mailing address: c/o James A. Aland 2386 W. 3425 N	City: Farr West	State: UT	Zip 84404
Lessee (if applicable)		Owner telephone number	
Lessee mailing address		City	State Zip Code
If the land is leased, provide the dollar amount per acres of the rental agreement		Rental amount per acre:	



Land Type				County	Total acreage for this application
	Acres		Acres		
Irrigation		Orchard		Davis	28.7222 AC
Dry Land		Non - Productive			
Meadow		Other (specify) Market		Property serial number (additional space on reverse side) 13-047-0066 ✓	
Grazing Land	G2	28.722			

Complete legal description of agricultural land (continue on reverse side or attach additional pages):

SEE ATTACHED LEGAL

Certification: Read certificate and sign.

I certify: (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of home site and other non-agricultural acreage (see Utah Code 59-2-503 for waiver). (3) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (4) The land produces in excess of 50 percent of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback tax provision which becomes effective upon change in use or other withdrawal of all or part of the eligible land. I understand that the rollback tax is a lien on the property until paid and that the application constitutes consent to audit review and the creation of a lien. I understand that I must notify the county assessor of a change in land use to any non-qualifying use, and that a penalty of the greater of \$10.00 or 2 percent of the computed rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

<p>Notary Public</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;">  <p>KERRI JO CHRISTOFFERSEN NOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 703978 COMM. EXP. 01/09/2023</p> </div> <p>Date Subscribed and sworn: 10/16/20</p> <p>Notary Signature: </p>	<p>County Assessor Use</p> <p><input checked="" type="checkbox"/> Approved (Subject to review) <input type="checkbox"/> Denied</p> <p>Date Application Received:</p>
	<p>County Assessor signature: X</p>
	<p>Owner: <i>Mountain View Title & Escrow Inc.</i></p> <p><i>R. T. Maughan - President as Trustee</i></p> <p>Owner: X</p>
	<p>Corporate Name: X <i>Mountain View Title & Escrow, Inc.</i></p>

Parcel # 13-047-0066

BEG AT A PT E 3651.48 FT & N 235.55 FT FR THE SW COR OF SEC 20-T5N-R2W, SLB&M; & RUN TH N 134.45 FT; TH E 308.52 FT; TH S 7.0 FT; TH E 330.00 FT; TH N 264.00 FT; TH E 66 FT TO THE W LINE OF GENTRY FARMS PHASE NO 3 PRUD; TH N 380.00 FT; TH E 140.00 FT; TH N 333.91 FT; TH W 403.96 FT, M/L, TO AN E'LY LINE OF PPTY CONV IN WARRANTY DEED RECORDED 10/27/2017 AS E# 3054591 BK 6880 PG 1603; TH ALG SD PPTY THE FOLLOWING FIVE COURSES: S 33°48'45" W 0.69 FT & S 34°26'23" W 14.42 FT & S 00°00'11" W 112.37 FT & S 87°29'19" W 168.44 FT TO A PT ON THE ARC OF A 302.89 FT RADIUS CURVE TO THE LEFT; TH N'LY 49.92 FT ALG THE ARC OF SD CURVE (LC BEARS N 07°05'28" W 47.52 FT) TO A S LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/27/2016 AS E# 2969216 BK 6609 PG 2004; TH ALG SD PPTY THE FOLLOWING EIGHT COURSES: S 78°04'15" W 123.71 FT & DUE N 12.19 FT & S 89°09'02" W 117.83 FT & S 0°13'50" E 21.56 FT & DUE W 183.43 FT & S 7°31'38" E 43.61 FT TO THE N'LY LINE OF PPTY CONV IN WARRANTY DEED RECORDED 06/26/2020 AS E# 3264240 BK 7541 PG 2624; TH S 27°36'47" E 55.83 FT; TH S 110.30 FT TO THE PT OF CURVE OF A NON-TANGENT CURVE; TH W'LY ALG THE ARC OF A 1295.84 FT RADIUS CURVE TO THE RIGHT A DIST OF 18.18 FT (CENTRAL ANGLE = 0°48'13" & LC BEARS N 87°43'07" W 18.18 FT) TO THE E'LY LINE OF PPTY CONV IN WARRANTY DEED RECORDED 10/12/2018 AS E# 3122432 BK 7119 PG 343; TH ALG SD PPTY THE FOLLOWING FIVE COURSES: S 291.89 FT & S 20°18'42" W 311.10 FT & S 23°30'38" E 159.70 FT TO A PT ON 193.13 FT RADIUS CURVE TO THE RIGHT; TH ALG THE ARC OF SD CURVE A DIST OF 43.80 FT (LC BEARS S 72°59'12" W 43.71 FT) & S 10°30'58" E 125.31 FT TO THE N'LY BNDRY LINE OF CRANEFIELD ESTATES PRUD NO 1-1ST AMD; TH E 106.53 FT; TH N 83.36 FT; TH S 89°55'11" E 107.30 FT TO THE POB. CONT. 19.4353 ACRES ALSO, BEG AT A PT ON THE MOST S'LY PT OF PPTY CONV IN WARRANTY DEED RECORDED 09/09/2014 AS E# 2822668 BK 6098 PG 602 AT A PT 1337.55 FT N FR THE SE COR OF SEC 20-T5N-R2W, SLB&M; SD PT ALSO BEING ON THE SEC LINE & ON THE N LINE OF GENTRY FARMS PHASE NO 3 PRUD; TH ALG SD WARRANTY DEED THE FOLLOWING FOUR COURSES: N'LY 94.53 FT ALG A CURVE TO THE LEFT WITH A RAD OF 567.00 FT (LC BEARS N 4°21' W 94.42 FT) & N 08°53'55" W 98.69 FT & N'LY 105.50 FT ALG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 633.00 FT (LC BEARS N 4°07'26" W 105.38 FT) & N 00°39'02" E 121.90 FT, M/L, TO THE S LINE OF PPTY CONV IN WARRANTY DEED RECORDED 12/23/2019 AS E# 3213483 BK 7414 PG 1696; TH ALG SD PPTY THE FOLLOWING SIX COURSES: N 89°54'40" W 120.63 FT & S 59°49'57" W 69.46 FT & N 89°54'40" W 766.00 FT & N 81°06'30" W 15.63 FT & S 18°59'32" W 99.82 FT & S 29°19'35" W 60.74 FT TO AN E'LY LINE OF PPTY CONV IN WARRANTY DEED RECORDED 10/27/2017 AS E# 3054591 BK 6880 PG 1603; TH ALG SD PPTY THE FOLLOWING THREE COURSES: S 48°50'31" E 19.82 FT & S 41°43'07" W 74.33 FT & S 33°48'45" W 197.67 FT; TH E 1199.95 FT, M/L, TO POB. CONT. 9.2869 ACRES TOTAL ACREAGE 28.7222 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)