

Capital Reef Management, LLC
498 North Kays Drive, Suite 210
Kaysville, Utah 84037

RETURNED

NOV 24 2020

Quit Claim Deed

E 3318648 B.7644 P 227-229
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/24/2020 08:41 AM
FEE \$40.00 Pgs: 3
DEP RT REC'D FOR ENSIGN ENGINEERING
6

Capital Reef Management LLC., a Utah limited liability company, **(GRANTOR)**
Hereby CONVEYS TO:
Capital Reef Management LLC., a Utah limited liability company, **(GRANTEE)**
For the sum of (\$10.00) Ten Dollars and other good and valuable considerations the
following described tract of land in West Point City, Davis County, State of Utah, to-wit:
Tax ID Parcel no. 12-043-0107, described as follows;

Legal Description

Beginning at a point on the east line of 4500 West Street, said point being South
0°06'59" West 1074.64 feet along the quarter section line and North 89°58'18" East
59.44 feet from the North Quarter Corner of Section 6, Township 4 North, Range 2 West,
Salt Lake Base and Meridian, and running;
thence North 89°58'18" East 134.00 feet; thence North 00°19'09" East 255.66 feet;
thence South 89°40'51" East 356.51 feet; thence North 00°19'09" East 412.40 feet;
thence South 89°43'00" East 278.50 feet; thence North 00°17'00" East 350.75 feet to
the south line of 300 North Street;
thence South 89°43'00" East 255.18 feet along the south line of 300 North Street to the
west line of the deed described Entry no. 2838801 recorded on December 15, 2014 in
Book 6164 at Page 34 – 35 in the office of the Davis County Recorder;
thence South 14°50'46" East 508.37 feet along the west line of the aforementioned deed;
thence South 75°09'14" West 102.45 feet;
thence southeasterly 100.55 feet along the arc of a 1038.00 foot radius curve to the left,
(center bears North 75°09'14" East and the long chord bears South 17°37'16" East 100.51
feet with a central angle of 5°33'00");
thence South 75°09'14" West 119.86 feet; thence South 14°50'46" East 16.43 feet;
thence southeasterly 18.26 feet along the arc of a 150.00 foot radius curve to the left,
(center bears North 75°09'14" East and the long chord bears South 18°20'00" East 18.25
feet, with a central angle of 6°58'28");
thence South 68°10'46" West 190.81 feet; thence North 00°01'04" West 75.42 feet;
thence South 89°58'56" West 112.00 feet; thence South 00°01'04" East 109.61 feet;
thence southeasterly 24.35 feet along the arc of a 15.50 foot radius curve to the left,
(center bears North 89°58'56" East and the long chord bears South 45°01'04" East 21.92
feet with a central angle of 90°00'00");
thence South 00°01'04" East 60.00 feet; thence South 89°58'56" West 19.90 feet;
thence South 00°19'09" West 112.00 feet; thence South 89°58'56" West 385.01 feet;
thence South 00°19'09" West 96.41 feet;
thence southeasterly 14.91 feet along the arc of a 15.50 foot radius curve to the left,
(center bears South

89°40'51 " East and long chord bears South 27° 14'22" East 14.34 feet, with a central angle of 55°07 '02");
thence South 56°07 '28" West 215.95 feet; thence North 00° 19'09" East 125.50 feet; thence South 89°58'18" West 134.00 feet to the east line of 4500 West Street; thence North 00°19'09" East 60.00 feet along the east line of 4500 West Street to the point of beginning.

Contains ~~462,726~~ square feet, ~~11.082~~ acres.

Tax ID Parcel No. 12-043-0107 – Capital Reef Management LLC

IN WITNESS WHEREOF: Capital Reef Management LLC,

Craig Jacobsen
Authorized Agent
affixed

~~his~~ signatures this ~~23rd~~ day of November A.D. 2020.

Craig Jacobsen
Capital Reef Management LLC
By: Craig Jacobsen, Authorized Agent

Limited Liability Company Acknowledgement

STATE OF UTAH

:ss

COUNTY OF DAVIS

On this 23rd, day of November A.D. 2020, personally appeared before me Craig Jacobsen, Authorized Agent of Capital Reef Management LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same by authority of said Limited Liability Company.

Alesa Shelby 713230
Notary Public

My commission Expires: 07-31-2024, Residing
in Davis County, Utah.



