

3350429
BK 7700 PG 2157

E 3350429 B 7700 P 2157-2160
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/19/2021 4:56:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
Woods Cross City, a municipal corporation
1555 South 800 West
Woods Cross, UT 84087



File No.: 122039-JGP

WARRANTY DEED

G & H Investment Properties LC

GRANTOR(S) of Woods Cross, State of Utah, hereby Conveys and Warrants to

Woods Cross City, a municipal corporation

GRANTEE(S) of Woods Cross, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 06-084-0047 and 06-084-0076 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 17th day of February, 2021.

G & H Investment Properties LC

BY: Kim Green
Kim Green
Member

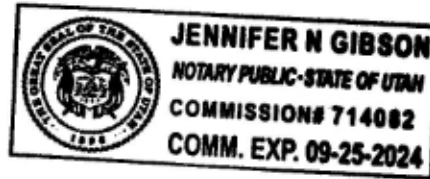
BY: Kenneth Brigham Holm
Kenneth Brigham Holm
Member

STATE OF UTAH

COUNTY OF DAVIS

On the 17th day of February, 2021, personally appeared before me Kim Green and Kenneth Brigham Holm, who acknowledged themselves to be the Members of G & H Investment Properties LC, and that they, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Jennifer N Gibson
Notary Public



Woods Cross City, a municipal corporation
Accepted and Approved

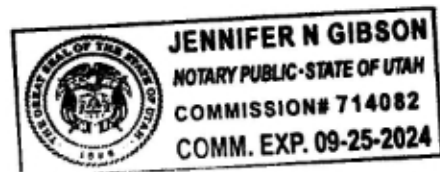
Rick Earnshaw
Rick Earnshaw, Mayor

STATE OF UTAH

COUNTY OF DAVIS

On the 17th day of February, 2021, personally appeared before me Rick Earnshaw, who being by me duly sworn did say that he is the Mayor of Woods Cross City, a municipal corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a motion of its Governing Body, and said Rick Earnshaw acknowledged to me that said corporation executed the same.

Jennifer N Gibson
Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

A part of the Northeast quarter of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly right of way line of 1100 West Street said point being North 90°00'00" West 258.45 feet to the centerline of 1100 West Street as monumented and South 00°29'30" West 341.08 feet along said centerline and North 90°00'00" West 33.00 feet from the Northeast corner of said Section 35; thence as follows Southwesterly 23.56 feet along a 15.00 foot radius curve to the right, through a central angle of 90°00'00" (chord bears South 45°16'35" West 21.21 feet); thence North 89°43'25" West 534.93 feet; thence Southwesterly 133.69 feet along a 85.00 foot radius curve to the left, through a central angle of 90°06'57" (chord bears South 45°13'07" West 120.33 feet); thence South 00°09'38" West 315.29 feet to the Northerly boundary line of Woods Cross Industrial Park Subdivision; thence North 89°42'16" West 15.54 feet along said Northerly boundary line to the extension of the Easterly boundary line of Meadow Crossing Subdivision Plat 4; thence North 00°09'38" East 415.45 feet along said Westerly boundary line; thence South 89°43'25" East 650.66 feet to the point of beginning.

PARCEL 2:

A part of the Northeast quarter of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly right of way line of 1100 West Street said point being North 90°00'00" West 258.45 feet to the centerline of 1100 West Street as monumented and South 00°29'30" West 341.08 feet along said centerline and North 90°00'00" West 33.00 feet from the Northeast corner of said Section 35; thence as follows South 0°29'30" West 95.09 feet along said Westerly right of way line; thence Northwesterly 39.36 feet along a 25.00 foot radius curve to the left, through a central angle of 90°12'55" (chord bears North 44°36'57" West 35.42 feet); thence North 89°43'25" West 524.57 feet; thence Southwesterly 47.18 feet along a 30.00 foot radius curve to the left, through a central angle of 90°06'57" (chord bears South 45°13'07" West 42.47 feet); thence South 00°09'38" West 315.42 feet to the Northerly boundary line of Woods Cross Industrial Park Subdivision; thence North 89°42'16" West 55.00 feet along said Northerly boundary line; thence North 00°09'38" East 315.29 feet; thence Northeasterly 133.69 feet along a 85.00 foot radius curve to the right, through a central angle of 90°06'57" (chord bears North 45°13'07" East 120.33 feet); thence South 89°43'25" East 534.93 feet; thence Northeasterly 23.56 feet along a 15.00 foot radius curve to the left, through a central angle of 90°00'00" (chord bears North 45°16'35" East 21.21 feet) to the point of beginning.

PARCEL 3:

A part of the Northeast quarter of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly right of way line of 1100 West Street said point being North 90°00'00" West 258.45 feet to the centerline of 1100 West Street as monumented and South 00°29'30" West 436.18 feet along said centerline and North 90°00'00" West 33.00 feet from the Northeast corner of said Section 35; thence as follows South 00°29'30" West 21.17 feet along said Westerly right of way line; thence North 44°36'57" West 44.14 feet; thence North 89°43'25" West 512.12 feet; thence South 45°13'07" West 30.03 feet; thence South 00°09'38" West 309.23 feet to the Northerly boundary line of Woods Cross Industrial Park Subdivision; thence North 89°42'16" West 15.00 feet along said Northerly boundary line; thence North 00°09'38" East 315.42 feet; thence Northeasterly 47.18 feet along a 30.00 foot radius curve to the right, through a central angle of 90°06'57" (chord bears North 45°13'07" East 42.47 feet); thence South 89°43'25" East 524.57 feet; thence Southeasterly 39.36 feet along a 25.00 foot radius curve to the right, through a central angle of 90°12'55" (chord bears South 44°36'57" East 35.42 feet); to the point of beginning.

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Tax Id No.: 06-084-0047 and 06-084-0076