

E 3379062 B 7753 P 496-497
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/5/2021 10:10:00 AM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:
First American Title Insurance Company
1795 E Legend Hills Drive, Ste 100
Clearfield, UT 84015
(801)825-1313

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Eileen K. Lewis
130 North Country Way
Fruit Heights, UT 84037

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **14253-6130769 (lv)**
A.P.N.: **11-145-0059**

Eileen K. Lewis, single woman, Grantor, of **Fruit Heights , Davis** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Eileen K. Lewis, as Trustee of The Del and Eileen Lewis Revocable Trust under agreement dated June 21, 2016, Grantee, of **Fruit Heights , Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

ALL OF LOT 5, COUNTRY PLACE SUBDIVISION NO 1, FRUIT HEIGHTS CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

LESS & EXCEPTING THAT PART OF SAIDD LOT 5 CONVEYED IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184762 BK 7340 PG 977 DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN FEE BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATED IN LOT 5, COUNTRY PLACE SUBDIVISION NO. 1, SITUATED IN THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SEC 36-T4N-R1W, SLB&M, FOR THE WIDENING OF EXIST US-89 KNOWN AS PROJECT NO. S-0089(406)398. THE BOUNDARY OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5 BEING IN THE EXIST WESTERLY HIGHWAY R/W & NO-ACCESS LINE OF SAID US-89 WHICH POINT IS 300.34 FEET SOUTH 00°04'21" EAST ALONG THE SECTION LINE & 438.69 FEET EAST FROM THE WEST 1/4 CORNER OF SAID SECTION 36; & RUNNING THENCE SOUTH 70°33'00" WEST 55.81 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 5 TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 10278.00 FEET AT A POINT 84.28 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE US-89 R/W CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1140+90.64; THENCE NORTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 101.52 FT, CHORD BEARS NORTH 09°31'12" WEST 101.52 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID LOT

A.P.N.: 11-145-0059

Special Warranty Deed - continued

File No.: 14253-6130769 (lv)

5, AT A POINT 86.39 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE US-89 R/W CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1141+92.14; THENCE NORTH 70°33'00" EAST 66.60 FEET ALG SAID NORTHERLY BOUNDARY LINE TO THE NORTHEAST COR OF SAID LOT 5 & SAID EXISTING WESTERLY HIGHWAY R/W & NO-ACCESS LINE; THENCE SOUTH 03°39'00" EAST 103.93 FEET ALONG SAID EXISTING WESTERLY HIGHWAY R/W & NO-ACCESS LINE TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **April 30, 2021** .

Eileen K. Lewis
Eileen K. Lewis

STATE OF Utah)
COUNTY OF Davis) Ss.

On April 30, 2021, personally appeared before me, **Eileen K. Lewis**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Lori Vest
Notary Public
(Printed Name) Lori Vest
My Commission expires: 12/8/22

