

3397473  
BK 7796 PG 1306

E 3397473 B 7796 P 1306-1307  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
7/7/2021 12:08:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE

RECORDING & TAX NOTICE TO:  
5238 West 2150 North  
Plain City, Utah 84404

**WARRANTY DEED**

**THIS DEED**, made and entered into by and between, **Legacy Neighborhoods, LLC**, a Utah Limited Liability Company, ("Grantor"), in favor of

**Golden Land Management, Inc.**, a Utah Corporation,  
("Grantee")

**WITNESSETH**, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds, and warrants unto Grantee against all claiming, that certain real estate lying and being situated in **Davis County, State of Utah**, more particularly described as follows ("Premises"):

**See Legal Description of Subject Property on attached Exhibit "A"**  
**Davis County, State of Utah, Tax Parcel Numbers 11-076-0086 and 11-091-0071**

**TO HAVE AND TO HOLD**, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements in, on, or under the Premises. Grantor covenants with, and represents that it is lawfully seized in fee of the Premises, the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way and easements of record, decree or prescription.

**IN WITNESS WHEREOF**, Grantor sets its hand and seal on the day and date below.

**Legacy Neighborhoods, LLC, a Utah Limited Liability Company**

By: Kami F. Marriott 7-7-2021  
Kami F. Marriott--Manager Date  
Lender

State of Utah  
County of Weber

*[Handwritten signature]*  
Notary

On this the 7 day of ~~June~~ July 2021, Kami F. Marriott as Manager of Legacy Neighborhoods, LLC, a Utah Limited Liability Company, the signer of this deed who duly acknowledged to me, a Notary Public in the State of Utah, that she executed this deed in the stated capacity and in accordance with the operating agreement of said limited liability company.

[Handwritten signature]  
Notary Public



EXHIBIT "A"

BEG AT A PT BEING N 89°59'57" W 848.76 FT & S 141.85 FT & W'LY FIFTEEN CALLS ALG THE CENTERLINE OF KAYS CREEK AS FOLLOWS: S 60°26'25" W 100.67 FT & S 87°13'02" W 38.17 FT & S 62°58'52" W 68.46 FT & S 73°56'23" W 111.38 FT & S 87°00'25" W 38.55 FT & N 77°37'24" W 45.29 FT & N 64°05'13" W 49.13 FT & S 87°06'58" W 58.88 FT & S 78°01'07" W 51.87 FT & S 77°59'44" W 60.57 FT & S 67°27'50" W 160.41 FT & S 66°21'31" W 120.57 FT & S 54°53'27" W 72.67 FT & S 55°56'30" W 64.47 FT & S 48°39'40" W 75.86 FT TO THE E LINE OF ANGEL STR & N 40°02'32" W ALG SD E LINE 483.45 FT TO THE S LINE OF WEAVER LANE SUB PH 1 & N 50°20'49" E ALG SD S LINE 185.11 FT FR THE NE COR OF THE NW 1/4 OF SEC 32-T4N-R1W, SLB&M; SD PT BEING ON THE S LINE OF THE NORTH DAVIS SEWER DISTRICT; TH N 50°20'49" E ALG SD S LINE 415.07 FT TO A PT ON THE S LINE OF WEAVER LANE; TH N 52°00'00" E ALG SD S LINE 403.35 FT TO A PT IN AN OLD FENCE LINE CALLED FOR IN A BNDRY LINE AGMT RECORDED AS E# 2387562 BK 4599 PG 80-87; TH S 40°04'38" E ALG SD OLD FENCE & SD AGMT TO & ALG THE FIRST AGMT CALLED FOR 668.03 FT; TH ALG SD FIRST AGMT S 39°57'45" E 2.81 FT TO SD SEWER DISTRICT LINE; TH S 89°58'20" W 1068.74 FT, M/L, TO THE POB. CONT. 6.42 ACRES (SPLIT FOR TAXING PURPOSES.)  
PARCEL NO. 11-076-0086

BEG AT A PT IN THE CENTER OF KAYS CREEK, SD PT ALSO BEING ON A LINE DETERMINED BY A BNDRY LINE AGMT RECORDED AS E# 1322892 BK 2130 PG 413, SD PT BEING N 89°59'57" W 848.76 FT & S 141.85 FT FR THE NE COR OF THE NW 1/4 OF SEC 32-T4N-R1W, SLB&M; TH RUN W'LY THE FOLLOWING FIFTEEN (15) CALLS ALG THE CENTERLINE OF SD CREEK: 1) S 60°26'25" W 100.67 FT, 2) S 87°13'02" W 38.17 FT, 3) S 62°58'52" W 68.46 FT, 4) S 73°56'23" W 111.38 FT, 5) S 87°00'25" W 38.55 FT, 6) N 77°37'24" W 45.29 FT, 7) N 64°05'13" W 49.13 FT, 8) S 87°06'58" W 58.88 FT, 9) S 78°01'07" W 51.87 FT, 10) S 77°59'44" W 60.57 FT, 11) S 67°27'50" W 160.41 FT, 12) S 66°21'31" W 120.57 FT, 13) S 54°53'27" W 72.67 FT, 14) S 55°56'30" W 64.47 FT, 15) S 48°39'40" W 75.86 FT TO THE E LINE OF ANGEL STR; TH N 40°02'32" W ALG SD E LINE 483.45 FT TO THE S LINE OF WEAVER LANE SUB PH NO 1 AS RECORDED WITH THE DAVIS CO RECORDER & RE-ESTABLISHED ON THE GROUND; TH N 50°20'49" E ALG SD S LINE 185.11 FT TO A PT ON THE N LINE OF THE CENTRAL DAVIS SEWER DISTRICT; TH ALG SD LINE N 89°58'20" E 1068.74 FT TO A PT IN AN OLD FENCE LINE CALLED FOR IN A BNDRY LINE AGMT RECORDED AS E# 2387562 BK 4599 PG 80-87; TH ALG THE FIRST AGMT CALLED FOR S 39°57'45" E 182.26 FT TO THE POB. CONT. 8.15 ACRES (SPLIT FOR TAXING PURPOSES.)  
PARCEL NO. 11-091-0071