

MAIL TAX NOTICE TO:

JF Oak Hills, LLC
1216 W. Legacy Crossing Blvd. Suite 300
Centerville, UT 84014

WARRANTY DEED

Deniece G. Adams, Trustee of The Deniece G. Adams Living Trust dated August 11th, 2004, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to JF Oak Hills, LLC **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

A parcel of land, situate in the Southwest Quarter of Section 23, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°41'50" West 954.03 feet along the section line (NAD83 bearing being North 89°58'50" West between the Center Quarter Corner and the West Quarter Corner of said Section 23 per the Davis County Township Reference Plat) and South 00°18'10" East 427.99 feet and South 47°07'50" West 311.21 feet and South 55°11'50" West 94.90 feet from the Center Quarter Corner of said Section 23 and running thence: South 32°48'33" East 196.54 feet; thence northeasterly 74.46 feet along the arc of a 412.58-foot radius non-tangent curve to the right (center bears South 32°48'33" East and the long chord bears North 62°21'40" East 74.36 feet with a central angle of 10°20'26"); thence northwesterly 3.25 feet along the arc of a 50.00-foot radius non-tangent curve to the right (center bears North 43°11'01" East and the long chord bears North 44°57'14" West 3.25 feet with a central angle of 03°43'30"); thence easterly 109.45 feet along the arc of a 415.58-foot radius non-tangent curve to the right (center bears South 22°38'22" East and the long chord bears North 74°54'19" East 109.13 feet with a central angle of 15°05'21") to the westerly line of Chadwick Farms; thence along the said westerly line the following five (5) courses and distances: 1) South 07°32'59" East 30.00 feet; 2) easterly 97.43 feet along the arc of a 385.58 feet-foot radius non-tangent curve to the right (center bears South 07°32'59" East and the long chord bears North 89°41'21" East 97.17 feet with a central angle of 14°28'39"); 3) South 83°04'19" East 27.48 feet; 4) South 05°51'44" West 56.02 feet; 5) southerly 65.42 feet along the arc of a 182.00 feet-foot radius tangent curve to the left (center bears South 84°08'16" East and the long chord bears South 04°26'08" East 65.07 feet with a central angle of 20°35'44"); thence South 00°25'30" West 50.64 feet to the northerly right-of-way line of Oak Hills Drive (SR-109); thence along said northerly line the following two (2) courses and distances: 1) South 76°28'05" West 205.54 feet; 2) South 75°16'00" West 1009.50 feet; thence North 03°02'00" West 126.43 feet; thence North 62°11'50" East 305.85 feet; thence North 58°51'50" East 186.12 feet; thence North 55°11'50" East 426.51 feet to the Point of Beginning.

LESS AND EXCEPTING THE FOLLOWING:

A parcel of land, situate in the Southwest Quarter of Section 23, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°41'50" West 1261.44 feet along the section line (NAD83 bearing being North 89°58'50" West between the Center Quarter Corner and the West Quarter Corner of said Section 23 per the Davis County Township Reference Plat) and South 00°18'10" East 692.26 feet from the Center Quarter Corner of said Section 23 and running thence: South 32°48'26" East 160.78 feet;

thence South 64°36'44" West 147.29 feet; thence southwesterly 2.54 feet along the arc of a 1029.00-foot radius tangent curve to the left (center bears South 25°23'16" East and the long chord bears South 64°32'30" West 2.54 feet with a central angle of 00°08'30"); thence North 31°08'10" West 136.46 feet; thence North 55°12'00" East 144.69 feet to the Point of Beginning.

Tax ID No. 11-021-0056

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 25 day of June, 2021.

Deniece G. Adams Living Trust dated August 11th,
2004

Deniece G. Adams Trustee Date: 25 Jun 21
By: _____ Date: _____
Deniece G. Adams, Trustee

State of Utah
County of Davis

On this 25 day of June, 2021, personally appeared before me, the undersigned Notary Public, Deniece G. Adams, Trustee of The Deniece G. Adams Living Trust dated August 11th, 2004, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Bonnie Moon

Notary Public
My commission expires:

