

MAIL TAX NOTICE TO:

WDG Syracuse Commons, LLC.
1572 N Woodland Park Dr, Ste 505
Layton, UT 84041

WARRANTY DEED

Shane C. Bangerter and Christine M. Bangerter, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to WDG Syracuse Commons, 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:

Beginning on the West line of a road 1978 feet North and 33 feet West of the Southeast corner of Section 4, Township 4 North, Range 2 West, Salt Lake Meridian, in the Town of Syracuse, and running thence West 377 feet; thence North 92 feet; thence East 377 feet to the West line of said road; thence South 92 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for the widening of SR-108 (2000 West Street) known as Project No. S-0108(33)4, being part of an entire tract of property situate in the NE1/4 SE1/4 of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing Westerly right of way line of said highway SR-108 (2000 West Street) and the Southerly boundary line of said entire tract, which point is 1978.00 feet NORTH along the section line and 33.00 feet WEST from the Southeast corner of said Section 4; and running thence WEST 20.16 feet along said Southerly boundary line to the point of curvature of a non-tangent curve the left with a radius of 7162.31 feet at a point 65.83 feet radially distant Westerly from the right of way control line of said SR-108 (2000 West Street), opposite approximate Engineers Station 176+16.47; thence Northerly along said curve with an arc length of 92.28 feet, chord bears N.04°27'05"W. 92.28 feet to the Northerly boundary line of said entire tract at a point 67.69 feet radially distant Westerly from said right of way control line, opposite approximate Engineers Station 177+09.59; thence EAST 27.32 feet along said Northerly boundary line to said existing Westerly right of way line; thence SOUTH 92.00 feet along said existing Westerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Tax ID No.: 12-035-0114

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

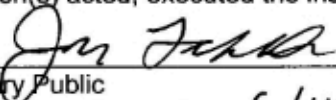
WITNESS, the hand of said grantor this ~~9th~~^{10th ST} day of August, 2021.


Shane C. Bangerter


Christine M. Bangerter

State of Utah
County of Davis

On this ~~9th~~^{10th ST} day of August, 2021, personally appeared before me, the undersigned Notary Public, Shane C. Bangerter and Christine M. Bangerter, 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.


Notary Public
My commission expires: 6/14/25

