

3423629
BK 7855 PG 1667

E 3423629 B 7855 P 1667-1669
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/30/2021 2:38:00 PM
FEE \$40.00 Pgs: 3
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:
WDG Syracuse, LLC
1178 W. Legacy Crossing Blvd., Suite 100
Centerville, UT 84014

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

WARRANTY DEED

Escrow No. **14253-6157802 (vc)**
A.P.N.: **12-035-0116**

Phillip Terry Palmer and Diane Elaine Palmer, Trustees of the Palmer Family Trust dated March 10, 2016, Grantor, of **Syracuse, Davis** County, State of **UT**, hereby CONVEY AND WARRANT to

WDG Syracuse, LLC, Grantee, of **Centerville, 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**:

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON SECTION LINE 1870 FEET NORTH FROM SOUTHEAST CORNER OF SECTION 4, THENCE WEST 759 FEET, THENCE NORTH 200 FEET, THENCE EAST 349 FEET, THENCE SOUTH 92 FEET, THENCE EAST 410 FEET, THENCE SOUTH 108 FEET TO BEGINNING. EXCEPTING THE EAST 33 FEET THEREOF FOR ROAD PURPOSES.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED ON OCTOBER 26, 2016 AS ENTRY NO. 2977331 IN BOOK 6630 AT PAGE 1755 AND CORRECTED IN A WARRANTY DEED RECORDED ON FEBRUARY 14, 2017 AS ENTRY NO. 3002480 IN BOOK 6703 AT PAGE 739 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 NORTHEAST QUARTER SOUTHEAST QUARTER 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 1870.00 FEET NORTH ALONG THE SECTION LINE AND 33.00 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 4; AND RUNNING THENCE WEST 13.27 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 7162.31 FEET AT A POINT 63.65 FEET RADially DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID SR-108 (2000 WEST STREET), OPPOSITE APPROXIMATE ENGINEERS STATION 175+07.29; THENCE NORTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 108.22 FEET, CHORD BEARS NORTH 03°38'58" WEST 108.22 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 65.83 FEET RADially DISTANT WESTERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 176+16.47; THENCE EAST 20.16 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO SAID EXISTING WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 108.00 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.

(NOTE: ROTATE ABOVE BEARINGS 0°30'10" CLOCKWISE TO EQUAL HIGHWAY BEARINGS).

PARCEL 2:

BEGINNING ON THE SECTION LINE AT A POINT 2070.0 FEET NORTH AND WEST 60.32 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 698.68 FEET; THENCE NORTH 120.0 FEET, THENCE EAST 688.72 FEET; THENCE ALONG THE ARC OF A 7289.00 FEET RADIUS CURVE TO THE LEFT 19.47 FEET (LONG CHORD BEARS SOUTH 04°23'51" EAST 19.47 FEET); THENCE ALONG THE ARC OF A 7152.97 FEET RADIUS CURVE TO THE RIGHT 36.15 FEET (LONG CHORD BEARS SOUTH 04°19'45" EAST 36.15 FEET); THENCE ALONG THE ARC OF A 7162.31 FEET CURVE TO THE RIGHT 64.80 FEET (LONG CHORD BEARS SOUTH 05°04'47" EAST 64.80 FEET) 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 **September 30, 2021**.

Phillip Terry and Diane Elaine Plamer- Trustees

Phillip Terry Palmer, Trustee

Phillip Terry Palmer, Trustee

Diane Elaine Palmer, Trustee

Diane Elaine Palmer, Trustee

A.P.N.: 12-035-0116

Warranty Deed - continued

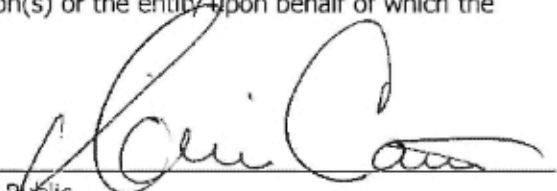
File No.: 14253-6157802 (vc)

STATE OF Utah)
County of Davis) ss.

On 9/30/21, before me, the undersigned Notary Public, personally appeared **Phillip Terry Palmer and Diane Elaine Palmer, Trustees of the Palmer Family Trust dated March 10, 2016**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires:



Notary Public

10/10/23

