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BK 7921 PG 1177

E 3448241 B 7921 P 1177-1180
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/7/2022 2:25:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Mail Recorded Deed
AGWIP Asset Management, LLC
8585 East Hartford Drive, Suite 118
Scottsdale, AZ 85255

Please send Tax Notice

Lennar Homes of Utah, Inc.
111 East Sege Lily Drive, Suite 150
Sandy, UT 84070
Attn: Seth Townsend



File No.: 153340-MCB

WARRANTY DEED

Talbot Estates Kaysville, LLC, a Utah limited liability company

GRANTOR(S) located at 45 East Center Street North Salt Lake, State of Utah, 84054, hereby Conveys and Warrants to

AG Essential Housing Multi State 2, LLC, a Delaware limited liability company,

GRANTEE(S) located at 8585 East Hartford Drive, Suite 118, Scottsdale, State of Arizona, 85255

for the sum of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

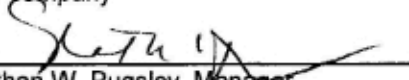
TAX ID NO.: 11-037-0061, 11-897-0116, 11-897-0117, 11-897-0119, 11-897-0120 and 11-897-0121 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 7th day of January, 2022.

Talbot Estates Kaysville, LLC, a Utah limited liability company

BY: 
Nathan W. Pugsley, Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 7th day of January, 2022, before me, personally appeared Nathan W. Pugsley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Talbot Estates Kaysville, LLC, a Utah limited liability company.



Notary Public

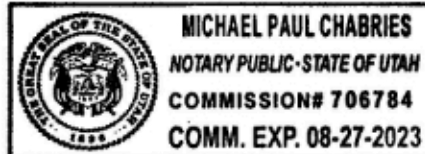


EXHIBIT A
Legal Description

PARCEL 1:

PROPOSED TALBOT ESTATES PHASE 2 PRUD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF A FRONTAGE ROAD OF UDOT PROJECT NO. S-0089(406)398, SAID POINT BEING NORTH 00°32'09" EAST 1316.08 FEET (NAD83 BEARING BEING NORTH 00°32'08" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 25, PER THE DAVIS COUNTY TOWNSHIP REFERENCE PLAT) AND EAST 416.58 FEET FROM THE SOUTHWEST QUARTER CORNER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF A FRONTAGE ROAD THE FOLLOWING SEVEN (7) COURSES: (1) NORTHWESTERLY 39.85 FEET ALONG THE ARC OF A 560.20 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 86°46'06" WEST AND THE CHORD BEARS NORTH 05°16'11" WEST 39.85 FEET WITH A CENTRAL ANGLE OF 04°04'34"); (2) NORTHWESTERLY 456.54 FEET ALONG THE ARC OF A 4960.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 84°31'04" EAST AND THE CHORD BEARS NORTH 02°50'43" WEST 456.38 FEET WITH A CENTRAL ANGLE OF 05°16'26"); (3) NORTH 00°12'30" WEST 432.82 FEET; (4) NORTH 89°32'02" EAST 20.00 FEET; (5) NORTH 0°12'30" WEST 62.26 FEET; (6) SOUTH 83°42'30" WEST 20.11 FEET; (7) NORTH 00°12'30" WEST 285.78 FEET TO THE EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF OTT ESTATES AMENDED SUBDIVISION; THENCE ALONG SAID EXTENSION AND THE SOUTHERLY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 84°33'25" EAST 362.72 FEET; (2) NORTH 00°05'49" EAST 59.20 FEET; (3) NORTH 88°44'53" EAST 584.72 FEET TO A BOUNDARY LINE AGREEMENT (ENTRY NO. 3424365 (DEED READS ENTRY NO. 3419879) IN BOOK 7847 AT PAGE 795); THENCE SOUTH 00°49'49" WEST 298.48 FEET ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 88°00'31" WEST 149.96 FEET; THENCE SOUTH 01°59'29" EAST 149.40 FEET; THENCE NORTH 88°00'31" EAST 142.60 FEET TO THE AFOREMENTIONED BOUNDARY LINE AGREEMENT; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 00°49'49" WEST 439.20 FEET; (2) SOUTH 83°42'41" WEST 322.36 FEET; (3) SOUTH 51°51'01" WEST 741.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION LYING WITHIN TALBOT ESTATES PHASE 1A PRUD.

PARCEL 1A:

Beneficial easements for ingress and egress over and across all of the private streets of Talbot Estates Phase 1A PRUD.

PARCEL 2:

All of Lots 116, 117, 119, 120 and 121, of TALBOT ESTATES PHASE 1A PRUD, according to the official plat thereof, recorded October 21, 2021 as Entry No. 3429218 in Book 7870 at Page 1390.

PARCEL 2A:

Beneficial easements for ingress and egress over and across all of the private streets of Talbot Estates Phase 1A PRUD.