

3450672
BK 7927 PG 2109

NTDA-115436
When Recorded Mail To:
D. Gary Andersen
65 S 100 W
Hyde Park UT
84318

WARRANTY DEED

JAG PROPERTIES, LLC

Grantor(s) of Layton, State of Utah, hereby *CONVEY AND WARRANT* to

DONALD GARY ANDERSEN

Grantee(s) of Layton, County of Davis, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Davis County, State of UT:

DAVIS COUNTY PROPERTY

PARCEL 1: (13-079-0041)

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN SUNSET CITY, DAVIS COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 250 WEST STREET, SAID POINT BEING NORTH 89°55'22" WEST 1292.45 FEET ALONG THE SECTION LINE (NAD83 BEARING SOUTH 89°34'59" EAST BETWEEN THE SOUTHEAST CORNER OF THE SOUTH QUARTER CORNER OF SAID SECTION 26 PER THE DAVIS COUNTY TOWNSHIP REFERENCE PLAT) AND NORTH 00°09'00" EAST 245.47 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 26; AND RUNNING THENCE NORTH 00°09'00" EAST 270.01 FEET ALONG SAID RIGHT OF WAY TO THE SOUTHERLY LINE OF SUBURBAN HEIGHTS SUBDIVISION; THENCE SOUTH 89°19'30" EAST 110.00 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 00°09'00" WEST 270.01 FEET; THENCE NORTH 89°19'30" WEST 110.00 FEET TO THE POINT OF BEGINNING.

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter. Witness, the hand(s) of said Grantor(s), this 28th day of December, 2021.

JAG Properties, LLC

By: [Signature]
D. Gary Andersen, Manager



State of UT)
County of Cache)§

On December 28, 2021, personally appeared before me D. Gary Andersen who, being by me duly sworn, did say that he/she is the Manager/Member of Jag Properties, LLC and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

[Signature]
Notary Public