

D27260
AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
SOSKEN, LLC
C/O DAVID P. COOK
747 EMERALD OAKS DR
FARMINGTON, UT 84025

E 3461881 B 7961 P 1243-1244
RICHARD T. NAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/08/2022 03:59 PM
FEE \$40.00 Pgs: 2
DEP RT REC'D FOR DAVID P COOK

RETURNED

MAR 08 2022 SPECIAL WARRANTY DEED

DAVID P COOK, Trustee of the DAVID P COOK TRUST dated June 19, 2002, and amended and restated in total March 31, 2017

Grantor,

of Farmington, County of Davis, State of Utah

for the sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, hereby conveys and warrants against all to those claiming by, through or under Grantor, but otherwise, to

SOSKEN, LLC, a Utah limited liability company

Grantee,

of Farmington, County of Davis, State of Utah,

the following tract of land in the County of DAVIS, State of UT, to-wit

See Attached Exhibit "A"

08-486-0122

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 8 day of March, 2022

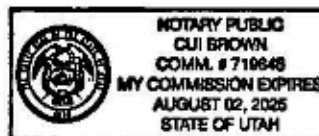
DAVID P COOK TRUST
dated June 19, 2002, as amended
and restated in total March 31, 2017

David P. Cook, Trustee
DAVID P COOK, TRUSTEE

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 08th day of March, 2022, personally appeared before me DAVID P COOK, Trustee of the DAVID P COOK TRUST dated June 19, 2002, as amended and restated in total March 31, 2017, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Cui Brown
Notary Public



ORDER NUMBER: D27260

EXHIBIT "A"

PART OF THE SOUTHEAST QUARTER OF SECTION 14-TOWNSHIP 3 NORTH-RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY, SAID POINT BEING NORTH $00^{\circ}02'21''$ WEST 751.48 FEET AND SOUTH $89^{\circ}59'39''$ WEST 472.05 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14: THENCE SOUTH $77^{\circ}32'21''$ WEST 28.09 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 69.52 FEET, A DELTA ANGLE OF $32^{\circ}39'00''$, A CHORD BEARING OF NORTH $86^{\circ}08'09''$ WEST AND A CHORD LENGTH OF 68.58 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 178.00 FEET, AN ARC LENGTH OF 62.07 FEET, A DELTA ANGLE OF $19^{\circ}58'50''$, A CHORD BEARING OF NORTH $79^{\circ}48'04''$ WEST AND CHORD LENGTH OF 61.76 FEET; THENCE NORTH $89^{\circ}47'29''$ WEST 318.11 FEET; THENCE NORTH $00^{\circ}20'20''$ WEST 659.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 610.00 FEET, AN ARC LENGTH OF 633.29 FEET, A DELTA ANGLE OF $59^{\circ}29'00''$, CHORD BEARING OF SOUTH $44^{\circ}23'20''$ EAST AND A CHORD LENGTH OF 605.23 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 611.07 FEET, AN ARC LENGTH OF 73.34 FEET, A DELTA ANGLE OF $06^{\circ}52'37''$, A CHORD BEARING OF SOUTH $11^{\circ}11'52''$ EAST AND A CHORD LENGTH OF 73.30 FEET, AND (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH RADIUS OF 810.00 FEET, AN ARC LENGTH OF 171.09 FEET, A DELTA ANGLE OF $12^{\circ}06'07''$, A CHORD BEARING OF SOUTH $13^{\circ}54'31''$ EAST AND A CHORD LENGTH OF 170.77 FEET TO THE POINT OF BEGINNING.

(A PORTION OF THE ABOVE DESCRIBED LAND)