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BK 7980 PG 1810

E 3468092 B 7980 P 1810-1812
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/4/2022 3:18:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-N

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO
AND SEND TAX NOTICES TO:
Kathy Calobeer
2122 Park Hills Dr.
Centerville, UT 84014

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

SPECIAL WARRANTY DEED

Escrow No: NCS-1120673-SLC1 (ach)
A.P.N.: 06-082-0059, 06-082-0120

Armor Investments, L.C., a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Kathy Calobeer, as to an undivided 1/3 tenant-in-common interest
Gerald Hunter, as to an undivided 1/3 tenant-in-common interest
Shauna Hunter, as to an undivided 1/3 tenant-in-common interest

Grantees, 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:

BEGINNING AT A POINT 179 15/21 RODS SOUTH AND SOUTH 250 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 125 FEET; THENCE WEST 325 FEET; THENCE NORTH 125 FEET; THENCE EAST 325 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING 179 15/21 RODS SOUTH FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 33 RODS; THENCE WEST 23 RODS; THENCE SOUTH 5.99 FEET MORE OR LESS TO THE SOUTH LINE OF WOODS CROSS CITY; THENCE WEST 100.64 RODS; THENCE NORTH 550.49 FEET MORE OR LESS TO A POINT WEST OF BEGINNING; THENCE EAST 123.64 RODS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING: BEGINNING AT A POINT 179 15/21 RODS SOUTH AND SOUTH 250 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE

AND MERIDIAN; AND RUNNING THENCE SOUTH 125 FEET; THENCE WEST 325 FEET; THENCE NORTH 125 FEET; THENCE EAST 325 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 12, 2005, AS ENTRY NO. 2065675 IN BOOK 3765 AT PAGE 948 OF OFFICIAL RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD, SAID POINT BEING SOUTH 01°33'01" EAST 772.49 FEET ALONG THE EAST LINE OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND SOUTH 89°51'33" WEST 43.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34, AND THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°26'30" EAST 108.86 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN THAT QUIT CLAIM DEED RECORDED SEPTEMBER 15, 1992 AS ENTRY NO. 991795 IN BOOK 1531 AT PAGE 728 OF THE DAVIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE AND IT EXTENSION SOUTH 89°51'33" WEST 366.67 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PROPERTY; THENCE ALONG SAID NORTHERLY EXTENSION NORTH 00°08'27" WEST 8.86 FEET; THENCE SOUTH 89°51'33" WEST 154.20 FEET; THENCE SOUTH 00°37'35" EAST 190.37 FEET TO SOUTH LINE OF PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 28, 1997 AS ENTRY NO. 1307010 IN BOOK 2100 AT PAGE 510 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°51'33" WEST 3,182.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PROPOSED LEGACY PARKWAY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: NORTH 03°14'17" WEST 17.94 FEET TO A POINT OF TANGENCY OF A 1,892.05 FOOT RADIUS CURVE TO THE RIGHT, NORTHERLY 741.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'56" AND NORTH 89°55'26" EAST 353.74 FEET; THENCE SOUTH 00°04'34" EAST 0.27 FEET TO THE SOUTH LINE OF CANNONWOOD INDUSTRIAL PARK, PLAT E; THENCE ALONG SAID SOUTH LINE AND ITS EXTENSION SOUTH 89°45'47" EAST 2,643.21 FEET; THENCE SOUTH 00°37'35" EAST 438.65 FEET; THENCE NORTH 89°51'33" EAST 597.85 FEET TO THE POINT OF BEGINNING.

