

D27550

3487540
BK 8049 PG 948

AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
BLACK TIE CLEAR, LLC, a Utah limited liability company
C/O RUDY LARSEN
PO BOX 327
BOUNTIFUL, UT 84011

E 3487540 B 8049 P 948-951
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/13/2022 3:21:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR ASPEN TITLE INSURANCE

SPECIAL WARRANTY DEED

CLEAR TANGENT LLC, a Utah limited liability company

of West Bountiful, County of Davis, State of Utah

Grantor,

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

BLACK TIE CLEAR, LLC, a Utah limited liability company

of West Bountiful, County of Davis, State of Utah,

Grantee,

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

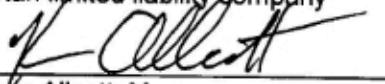
See Attached Exhibit "A"

06-037-0174

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 13 day of July, 2022

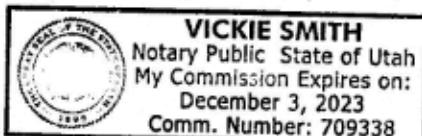
CLEAR TANGENT LLC,
a Utah limited liability company

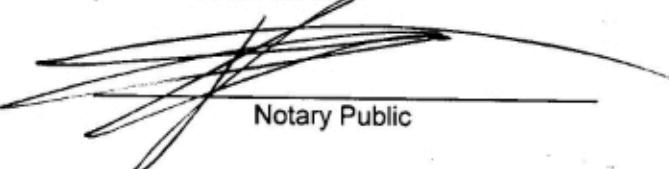


Kevin Allcott, Manager

STATE OF UTAH)
COUNTY OF DAVIS)
 ss

On the 13 day of July, 2022, personally appeared before me KEVIN ALLCOTT, Manager of CLEAR TANGENT LLC, a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.





Notary Public

ORDER NUMBER: D27550

EXHIBIT "A"

PARCEL 1:

A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 500 WEST STREET, SAID POINT BEING NORTH $0^{\circ} 08' 30''$ WEST A DISTANCE OF 1749.09 FEET ALONG THE SECTION LINE AND SOUTH $89^{\circ} 51' 30''$ WEST A DISTANCE OF 162.91 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 24, SAID POINT ALSO BEING NORTH $0^{\circ} 22' 48''$ EAST A DISTANCE OF 1352.51 FEET ALONG THE CENTERLINE OF 500 WEST STREET, AND NORTH $89^{\circ} 37' 12''$ WEST A DISTANCE OF 40.00 FEET FROM THE CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF 400 NORTH STREET AND 500 WEST STREET, AND RUNNING THENCE NORTH $89^{\circ} 37' 12''$ WEST A DISTANCE OF 425.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 15, SAID POINT ALSO BEING ON A 2776.90 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH $68^{\circ} 58' 44''$ EAST); THENCE ALONG THE ARC OF SAID CURVE 226.43 FEET THROUGH A CENTRAL ANGLE OF $04^{\circ} 40' 19''$; THENCE SOUTH $89^{\circ} 37' 12''$ EAST A DISTANCE OF 336.62 FEET; THENCE SOUTH $00^{\circ} 22' 48''$ WEST A DISTANCE OF 208.40 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM PARCEL 1 THE FOLLOWING:

BEGINNING AT A POINT ON THE WEST LINE OF 500 WEST STREET, SAID POINT BEING NORTH $00^{\circ} 8' 30''$ WEST 1943.51 FEET ALONG THE SECTION LINE AND SOUTH $89^{\circ} 51' 30''$ WEST 161.15 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH $00^{\circ} 22' 48''$ EAST 1547.01 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND NORTH $89^{\circ} 37' 12''$ WEST 40.00 FEET FROM THE CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF 400 NORTH STREET AND 500 WEST STREET AND RUNNING THENCE NORTH $89^{\circ} 37' 12''$ WEST 310.38 FEET; THENCE NORTH $65^{\circ} 05' 01''$ WEST 29.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 15 AND A 2776.90 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH $64^{\circ} 20' 25''$ EAST); THENCE ALONG THE ARC OF SAID CURVE 1.75 FEET; THENCE SOUTH $89^{\circ} 37' 12''$ EAST 336.63 FEET TO THE WEST LINE OF 500 WEST STREET; THENCE ALONG SAID WEST LINE SOUTH $00^{\circ} 22' 49''$ WEST 13.90 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE WEST LINE OF 500 WEST STREET, SAID POINT BEING NORTH $00^{\circ} 8' 30''$ WEST 1749.09 FEET ALONG THE SECTION LINE AND SOUTH $89^{\circ} 51' 30''$ WEST 162.91 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH $0^{\circ} 22' 48''$ EAST 1352.51 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND NORTH $89^{\circ} 37' 12''$ WEST

40.00 FEET FROM THE CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF 400 NORTH STREET AND 500 WEST STREET, AND RUNNING ALONG SAID WEST LINE SOUTH $0^{\circ} 23' 02''$ WEST 97.08 FEET; THENCE NORTH $89^{\circ} 37' 12''$ WEST 462.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 15; THENCE NORTH $21^{\circ} 35' 58''$ EAST 104.14 FEET, MORE OR LESS, ALONG SAID RIGHT OF WAY; THENCE SOUTH $89^{\circ} 37' 12''$ EAST A DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING.

PARCELS 1 AND 2 ABOVE ARE ALSO DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 500 WEST STREET, SAID POINT BEING NORTH $0^{\circ} 08' 30''$ WEST 1943.51 FEET ALONG THE SECTION LINE, AND SOUTH $89^{\circ} 51' 30''$ WEST 161.15 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH $0^{\circ} 22' 48''$ EAST 1547.01 FEET ALONG THE CENTERLINE OF 500 WEST STREET, AND NORTH $89^{\circ} 37' 12''$ WEST 40.00 FEET FROM THE CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF 400 NORTH STREET AND 500 WEST STREET AND RUNNING THENCE SOUTH $0^{\circ} 22' 48''$ WEST 291.58 FEET ALONG SAID WEST LINE; THENCE NORTH $89^{\circ} 37' 12''$ WEST 462.69 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 15; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: NORTH $21^{\circ} 35' 58''$ EAST 104.14 FEET TO A POINT ON A 2776.90 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH $68^{\circ} 58' 34''$ EAST), THENCE ALONG THE ARC OF SAID CURVE 224.68 FEET THROUGH A CENTRAL ANGLE OF $4^{\circ} 38' 09''$; THENCE LEAVING SAID EASTERLY LINE SOUTH $65^{\circ} 05' 01''$ EAST 29.67 FEET; THENCE SOUTH $89^{\circ} 37' 12''$ EAST 310.38 FEET TO THE POINT OF BEGINNING