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BK 8054 PG 615

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/20/2022 1:04:00 PM
FEE \$0.00 Pgs: 2
DEP eCASH REC'D FOR COTTONWOOD TITLE

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed

Davis County

Tax ID No. 12-339-0002

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:541:S

125597-1111

Clifton Todd Smith and Robin A. Smith, husband and wife as joint tenants with full rights of survivorship, Grantor, of Syracuse, County of Davis, State of Utah, hereby CONVEY AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land in fee, being part of an entire tract of property, situate in Lot 2, Moss Acres Subdivision - Amendment, according to the official plat thereof, recorded November 25, 1998 as Entry No. 1463624 in Book 2400 at Page 286 in the office of the Davis County Recorder, situate in the NW1/4 NE1/4, NE1/4 NE1/4, SE1/4 NE1/4 and the SW1/4 NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said tract of land are described as follows:

Beginning at the Northwest corner of said Lot 2; and running thence S.89°40'01"E. 329.26 feet along the northerly boundary line of said Lot 2 to the westerly highway right of way and no-access line of SR-67 of said Project at a point of curvature of a non-tangent curve to the left with a radius of 3025.00 feet; thence southeasterly along said curve with an arc length of 128.87 feet, chord bears S.33°31'52"E. 128.86 feet to the southerly boundary line of said Lot 2; thence N.89°40'01"W. 400.79 feet along said southerly boundary line to the Southwest corner of said Lot 2; thence N.00°11'16"E. 107.00 feet along the westerly boundary line of said Lot 2 to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

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The above described tract of land contains 38,999 square feet in area or 0.895 acre.

(Note: Rotate above bearings 00°20'53" clockwise to equal Highway bearings)

WITNESS, the hand of said Grantor, this 19th day of JULY, A.D. 20 22.

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

Clifton Todd Smith
Clifton Todd Smith

Robin A. Smith
Robin A. Smith

On the date first above written personally appeared before me, Clifton Todd Smith and Robin A. Smith, husband and wife as joint tenants with full rights of survivorship, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Krista Allred
Notary Public

