

04-047-0135
04-196-0301 thru
0304

RETURNED

NOV 03 2022

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RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

11/03/2022 11:51 AM

FEE \$0.00 Pss: 2

WARRANTY DEED

Joe Mel Rainey and Jennifer Marie Rainey, Trustees of the Rainey Family Trust ~~RECEIVED DATED SEPTEMBER 13, 2001~~ BOUNTIFUL CITY
13, 2001, Grantors, of Bountiful, Davis County, State of Utah, hereby convey and warrant to:

Bountiful City, a municipal corporation of the State of Utah, Grantee, Davis County, State of Utah,
for the sum of Ten DOLLARS and other good and valuable consideration, the following described tract of
land in Bountiful City, Davis County, State of Utah:

A 60.00 ft wide right of way for utility infrastructure construction, installation and maintenance and
public access described as follows: Beginning at a point on the northerly line of Bountiful Boulevard, said
point being located N48°52'40"W 155.15 feet from the most southerly corner of Lot 301, Stone Creek
Estates Phase 3 Subdivision, as recorded in the office of the Davis County Recorder, said corner is also
S00°55'39"W 530.21 feet along the Section Line, N90°00'00"E 1992.86 feet and N48°52'40"W 155.15
feet from the West Quarter Corner of Section 21, Township 2 North, Range 1 East, Salt Lake Base and
Meridian, Davis County, Utah, and also being a point of tangency with a 20.00 foot radius curve to the
left; and running thence 31.83 feet along said curve (D=91°11'23", Chord Length=28.58 feet, Chord
Bearing N85°31'38"E) to a point of compound curvature with a 303.00 foot radius curve to the left;
thence 206.74 feet along said curve (D=39°05'39", Chord Length=202.76 feet, Chord Bearing
=N20°23'07"E); thence N00°50'18"E 315.47 feet to a point on a 530.00 foot radius curve to the right;
thence 215.65 feet along said curve (D=23°18'45", Chord Length=214.16 feet, Chord Bearing =
N12°29'40"E); thence N24°09'03"E 266.87 feet to the north line of Grantors property; thence
S89°51'24"E 65.68 feet along said North line to the Northeast corner of Grantor's property; thence
S24°09'03"W 293.59 feet to a point on a 470.00 foot radius curve to the left; thence 106.00 feet along
said curve (D=12°55'18", Chord Length=105.77 feet, Chord Bearing=S17°41'24"W); thence
S00°50'18"W 315.47 feet to a point on a 363.00 foot radius curve to the right; thence 251.80 feet along
said curve (D=39°44'36", Chord Length=264.78 feet, Chord Bearing =N20°42'36"E) to a point of
reverse curvature with a 20.00 foot radius curve to the left; thence 29.42 feet along said curve
(D=84°16'27", Chord Length=26.84 feet, Chord Bearing = S01°33'19"E) to a point on the North line of
Bountiful Boulevard; continuing thence along the north line of Bountiful Boulevard 48.31 feet along a
non-tangent 533.00 foot radius curve to the left (D=05°11'37", Chord Length=48.30 feet, Chord
Bearing =N46°17'21"W); thence N48°52'40" W 49.99 feet to the Point of Beginning. Contains 1.45 ac.

Grantor

Joe M Rainey
Jennifer Rainey

Trustee 9/27/22 Date

Trustee 9-27-22 Date

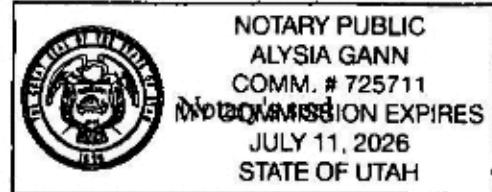
Rainey Family Trust U/D/T Dated September 13, 2001

The foregoing instrument was acknowledged before me this 27 day of September, 2022
By Joe M. Rainey trustee
Jennifer Rainey trustee

Notary's signature

Residing at 269 E 500 S, Bountiful, UT 84010

My commission expires: JULY 11, 2026



ACCEPTANCE BY BOUNTIFUL CITY

Kendalyn Harris
(Signature of Mayor, Bountiful City, Kendalyn Harris)

Shawna Andrus
(Signature of Recorder, Bountiful City, Shawna Andrus)

Acknowledgment



State of UTAH)

) ss.

County of DAVIS)

The foregoing instrument was acknowledged before me this 26 day of October, 2022 by
Kendalyn Harris, Bountiful Mayor and Shawna Andrus, Bountiful Recorder

Notary's signature Terrie L. Basinger

Residing at 796 South Main St. Bountiful, UT 84010

My commission expires: May 5, 2026

Notary's seal

