

3507856
BK 8136 PG 168

E 3507856 B 8136 P 168-170
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/17/2022 11:51:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed & Tax Notice To:
Zeus Investments, LLC
3908 Signal Hill
Fruit Heights, UT 84037

SPECIAL WARRANTY DEED

Viking Real Estate, as to an undivided 72% interest and Zeus Investments LLC, as to an undivided 28% interest

GRANTOR(S) of Farmington, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Zeus Investments LLC, a Utah Limited Liability Company

GRANTEE(S) of Farmington, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 08-069-0018 (for reference purposes only)


SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]


ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this November 16, 2022.

Viking Real Estate

BY: 
S. David Plummer
Managing Member

Zeus Investments, LLC

BY: 
Spencer Plummer
Managing Member

STATE OF UTAH

COUNTY OF DAVIS

On November 16, 2022, before me, personally appeared S. David Plummer, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Viking Real Estate.

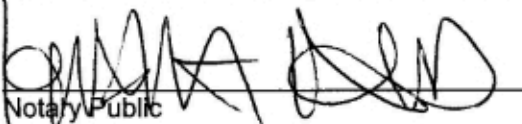

Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On November 16, 2022, before me, personally appeared Spencer Plummer, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Zeus Investments, LLC.


Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 22 AND THE EASTERLY HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°51'14" EAST 126.48 FEET AND SOUTH 37°28'18" EAST 705.67 FEET AND SOUTH 37°16'21" EAST 442.94 FEET AND SOUTH 42°23'39" EAST 69.91 FEET AND NORTH 54°46'47" EAST 235.47 FEET AND SOUTH 37°16'53" EAST 278.94 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 37°16'53" EAST 1206.43 FEET TO THE NORTHERLY LINE OF LOT 201, FARMINGTON RANCHES PHASE 2; THENCE ALONG SAID LOT THE FOLLOWING TWO COURSES: SOUTH 53°51'19" WEST 30.83 FEET AND SOUTH 36°08'41" EAST 125.23 FEET TO THE BOUNDARY LINE OF BUFFALO RANCHES SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING FOUR COURSES: SOUTH 53°51'19" WEST 205.81 FEET AND ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT 52.44 FEET (LONG CHORD BEARS SOUTH 46°20'28" WEST 52.29 FEET) AND NORTH 37°36'00" WEST 308.77 FEET AND SOUTH 37°55'12" WEST 468.27 FEET SOUTH 00°06'24" EAST 214.28 FEET; THENCE SOUTH 00°06'24" EAST 2084.06 FEET; THENCE SOUTH 33°24'04" EAST 426.96 FEET; THENCE SOUTH 60°10'03" EAST 632.26 FEET; THENCE SOUTH 44°14'26" EAST 321.44 FEET; THENCE SOUTH 51°14'00" EAST 400.14 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 27; SAID POINT BEING AN EXISTING PROPERTY CORNER MARKER (5/8" REBAR AND CAP MARKED "HJA ENG" AS REFERENCED ON SAID DAVIS COUNTY RECORD OF SURVEY MAP NO. 001734) WHICH IS 586.22 FEET SOUTH 00°14'54" EAST ALONG SAID EAST LINE FROM THE DAVIS COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 00°14'54" EAST 622.98 FEET ALONG SAID SECTION LINE; THENCE NORTHWESTERLY 2492.13 FEET ALONG THE ARC OF A 2875.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 36°24'46" WEST FOR A DISTANCE OF 2414.83 FEET); THENCE NORTH 11°34'48" WEST 1406.25 FEET; THENCE NORTHERLY 1398.64 FEET ALONG THE ARC OF A 2800.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 02°43'48" EAST FOR A DISTANCE OF 1384.15 FEET); THENCE NORTH 17°02'24" EAST 763.85 FEET TO THE POINT OF BEGINNING.

Tax Id No.: 08-069-0018