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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/5/2022 4:55:00 PM
FEE \$0.00 Pgs: 7
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
Layton City Corporation
437 North Wasatch Drive
Layton, UT 84041



File No.: 142587-KAP

SPECIAL WARRANTY DEED

The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole (fka Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole)

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

Layton City Corporation, a municipal corporation of the State of Utah

GRANTEE(S) of Layton, 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.: 12-110-0194, 12-110-0102, 12-110-0100, 12-110-0053, 12-110-0215 and 12-110-0145 (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]

Dated this 2nd day of December, 2022.

The Church of Jesus Christ of Latter-day Saints,
a Utah corporation sole (fka Corporation of the
Presiding Bishop of The Church of Jesus Christ
of Latter-day Saints, a Utah corporation sole)

BY: Ashley Powell
NAME: Ashley Powell
ITS: Authorized Agent

TBL 2

STATE OF UTAH

COUNTY OF DAVIS

On 2nd day of December, 2022, before me, personally appeared Ashley Powell, 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 The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole (fka Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole).

Marilyn F. Nielson
Notary Public

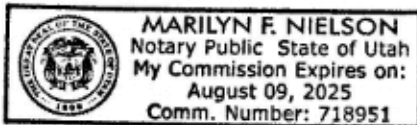


EXHIBIT A
Legal Description

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 2200 WEST, SAID POINT BEING LOCATED SOUTH 00°11'01" WEST ALONG THE EAST LINE OF SAID QUARTER SECTION (NAD83 BEARS S 00°32'21" W) 1,249.78 FEET AND WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 00°11'01" WEST 133.60 FEET TO THE NORTH LINE OF LAKE SHORE VISTAS SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE NORTH 89°49'48" WEST ALONG SAID NORTH LINE 195.57 FEET; THENCE NORTH 111.41 FEET; THENCE NORTH 87°54'42" EAST 33.62 FEET; THENCE SOUTH 89°57'50" EAST 142.00 FEET; THENCE NORTH 44°53'43" EAST 28.89 FEET TO THE WEST LINE OF SAID 2200 WEST AND THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF LAKE SHORE VISTAS SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; SAID POINT BEING LOCATED SOUTH 00°11'01" WEST ALONG THE EAST LINE OF SAID QUARTER SECTION (NAD83 BEARS SOUTH 00°32'21" WEST) 1,382.79 FEET AND WEST 228.48 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 89°49'48" WEST ALONG SAID NORTH LINE AND THE EXTENSION OF 1,081.76 FEET; THENCE NORTH 27°39'30" EAST 367.10 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 1,542.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS NORTH 36°49'37" EAST, THROUGH A CENTRAL ANGLE OF 07°27'32" A DISTANCE OF 200.74 FEET (CHORD BEARS NORTH 49°26'37" WEST 200.60 FEET); THENCE EAST 124.19 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1,458.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS NORTH 40°47'23" EAST, THROUGH A CENTRAL ANGLE OF 36°47'57" A DISTANCE OF 936.42 FEET (CHORD BEARS SOUTH 67°36'34" EAST 920.41 FEET); THENCE NORTH 87°54'42" EAST 88.60 FEET; THENCE SOUTH 111.42 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE, SAID POINT BEING SOUTH 00°11'01" WEST ALONG THE EAST LINE OF SAID QUARTER SECTION (NAD83 BEARS S 00°32'21" W) 924.00 FEET AND WEST 1,169.51 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST 124.19 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 1,542.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS NORTH 44°17'09" EAST, THROUGH A CENTRAL ANGLE OF 01°18'34" A DISTANCE OF 35.24 FEET (CHORD BEARS NORTH 45°03'34" WEST 35.24 FEET); THENCE NORTH 44°24'17" WEST 308.66 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF A 4,958.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°24'24" A

DISTANCE OF 121.71 FEET (CHORD BEARS NORTH 45°06'28" WEST 121.71 FEET); THENCE EAST 119.47 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 5,042.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 45°09'44" WEST, THROUGH A CENTRAL ANGLE OF 00°25'59" A DISTANCE OF 38.11 FEET (CHORD BEARS SOUTH 44°37'16" EAST 38.11 FEET); THENCE SOUTH 44°24'17" EAST 308.66 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1,458.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°48'17" A DISTANCE OF 122.26 FEET (CHORD BEARS SOUTH 46°48'26" EAST 122.23 FEET) TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE VILLAS AT HARMONY PLACE PRUD PHASE 6, NOT YET RECORDED, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, SAID POINT BEING LOCATED SOUTH 00°11'01" WEST ALONG THE EAST LINE OF SAID QUARTER SECTION (NAD83 BEARS S 00°32'21" W) 261.35 FEET AND WEST 1,737.59 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°25'49" A DISTANCE OF 65.96 FEET (CHORD BEARS SOUTH 29°22'45" WEST 65.73 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 86°32'10" A DISTANCE OF 30.21 FEET (CHORD BEARS SOUTH 05°40'26" EAST 27.42 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 5,042.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°06'16" A DISTANCE OF 361.19 FEET (CHORD BEARS SOUTH 46°53'24" EAST 361.11 FEET); THENCE WEST 119.47 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 4,958 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°49'13" A DISTANCE OF 503.65 FEET (CHORD BEARS NORTH 48°43'17" WEST 503.43 FEET) TO A POINT ON THE EXTENSION OF SAID SOUTH LINE OF SAID PHASE 6; THENCE SOUTH 89°49'48" EAST TO AND ALONG SAID SOUTH LINE 263.71 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION, SAID POINT BEING LOCATED NORTH 00°10'55" EAST ALONG SAID EAST LINE (NAD83 BEARS N 00°32'43" E) 166.77 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION RUNNING THENCE NORTH 60°02'30" WEST 170.23 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°58'58" A DISTANCE OF 23.56 FEET (CHORD BEARS SOUTH 74°57'30" WEST 21.21 FEET); THENCE SOUTH 29°57'30" WEST 269.16 FEET; THENCE NORTH 60°02'30" WEST 100.00 FEET; THENCE NORTH 29°57'30" EAST 269.16 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°58'58" A DISTANCE OF 23.56 FEET (CHORD BEARS NORTH 15°02'30" WEST 21.21 FEET); THENCE NORTH 29°57'30" EAST 84.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS NORTH 29°57'30" EAST, THROUGH A CENTRAL ANGLE OF 89°58'58" A DISTANCE OF 23.56 FEET (CHORD BEARS NORTH 74°57'30" EAST 21.21 FEET); THENCE NORTH 29°57'30" EAST 35.63 FEET TO A TANGENT CURVE; THENCE NORTHEASTERLY

ALONG THE ARC OF A 990.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°46'35" A DISTANCE OF 514.50 FEET (CHORD BEARS NORTH 15°04'12" EAST 508.73 FEET); THENCE NORTH 00°10'55" EAST 1,057.53 FEET TO A TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 983.00 FOOT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°07'15" A DISTANCE OF 139.33 FEET (CHORD BEARS NORTH 03°52'43" WEST 139.21 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 1083.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°07'15" A DISTANCE OF 153.50 FEET (CHORD BEARS NORTH 03°52'43" WEST 153.37 FEET); THENCE NORTH 00°10'55" EAST 140.53 FEET; THENCE SOUTH 89°50'56" EAST 70.72 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 00°10'55" WEST ALONG SAID EAST LINE 1,832.61 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1095.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS NORTH 71°34'53" WEST, THROUGH A CENTRAL ANGLE OF 11°32'23" A DISTANCE OF 220.54 FEET (CHORD BEARS SOUTH 24°11'18" WEST 220.17 FEET); THENCE SOUTH 29°57'30" WEST 38.81 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS NORTH 71°46'07" EAST, THROUGH A CENTRAL ANGLE OF 41°46'27" A DISTANCE OF 10.94 FEET (CHORD BEARS SOUTH 39°07'06" EAST 10.70 FEET); THENCE SOUTH 60°02'30" EAST 117.60 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 00°10'55" WEST ALONG SAID EAST LINE 105.99 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION, SAID POINT ALSO BEING LOCATED ON THE SOUTH LINE OF GENTILE STREET, SAID POINT BEING LOCATED SOUTH 00°10'55" WEST ALONG SAID EAST LINE (NAD83 BEARS S 00°32'43" W) 33.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 00°10'55" WEST ALONG SAID EAST LINE 200.00 FEET; THENCE NORTH 89°50'56" WEST 70.72 FEET; THENCE NORTH 00°10'55" EAST 175.99 FEET TO A POINT ON A TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°01'52" A DISTANCE OF 23.59 FEET (CHORD BEARS NORTH 44°50'01" WEST 21.22 FEET); THENCE NORTH 89°50'56" WEST 100.52 FEET; THENCE NORTH 83°00'24" WEST 75.54 FEET TO THE SOUTH LINE OF SAID GENTILE STREET; THENCE SOUTH 89°50'56" EAST ALONG SAID SOUTH LINE 261.25 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED ON THE FUTURE EAST LINE OF LAYTON PARKWAY NOT YET DEDICATED, SAID POINT BEING LOCATED SOUTH 00°11'01" WEST ALONG THE EAST LINE (NAD83 BEARS SOUTH 00°32'21" WEST) OF SAID QUARTER SECTION 610.40 FEET AND WEST 1,484.87 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION TO A POINT ON A NON-TANGENT CURVE AND RUNNING THENCE NORTHWESTERLY ALONG THE ARC OF A 5042.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°16'59" A DISTANCE OF 24.91 FEET (CHORD BEARS NORTH 44°41'46" WEST 24.91 FEET); THENCE EAST 35.59 FEET; THENCE SOUTH 45°35'43" WEST 25.30 FEET TO SAID EAST LINE AND THE POINT OF BEGINNING.

PARCEL 8:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE VILLAS AT HARMONY PLACE PRUD PHASE 4, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH $00^{\circ}11'01''$ WEST ALONG THE EAST LINE OF SAID QUARTER SECTION (NAD83 BEARS SOUTH $00^{\circ}32'21''$ WEST) 263.15 FEET AND WEST 1,131.44 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH $45^{\circ}35'43''$ WEST 470.96 FEET; THENCE WEST 35.59 FEET TO THE FUTURE EAST LINE OF LAYTON PARKWAY NOT YET DEDICATED AND A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 5042.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH $45^{\circ}09'44''$ WEST) THROUGH A CENTRAL ANGLE OF $04^{\circ}06'16''$ A DISTANCE OF 361.19 FEET (CHORD BEARS NORTH $46^{\circ}53'24''$ WEST 361.11 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $86^{\circ}32'10''$ A DISTANCE OF 30.21 FEET (CHORD BEARS NORTH $05^{\circ}40'26''$ WEST 27.42 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $16^{\circ}25'48''$ A DISTANCE OF 65.95 FEET (CHORD BEARS NORTH $29^{\circ}22'45''$ EAST 65.73 FEET) TO THE SOUTH LINE OF THE VILLAS AT HARMONY PLACE PRUD PHASE 6 NOT YET RECORDED; THENCE SOUTH $89^{\circ}49'50''$ EAST ALONG SAID SOUTH LINE TO AND ALONG THE SOUTH LINE OF THE VILLAS AT HARMONY PLACE PHASE 5 AND PHASE 4, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER 606.15 FEET TO THE POINT OF BEGINNING.

The Warranty Deed signed by Ashley Powell, Authorized Agent of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation, dated the 2nd day of December, 2022 has been accepted by Layton City on the 28th day of November, 2022.



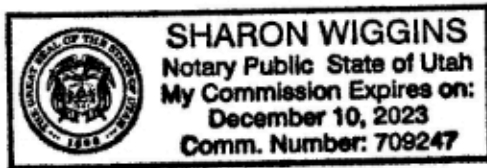
Joy Petro
JOY PETRO, Mayor

ATTEST:

Kimberly S Read
KIMBERLY S READ, City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 28th day of November, 2022, personally appeared before me JOY PETRO, who duly acknowledged to me that she is the MAYOR of LAYTON CITY, and that the document was signed by her in behalf of said corporation, and JOY PETRO acknowledged to me that said corporation executed the same.



Sharon Wiggins
NOTARY PUBLIC