

MAIL TAX NOTICE TO:

HG Pintail, L.L.C., a Utah Limited Liability Company
1082 West Dutch Lane
Kaysville, UT 84037

WARRANTY DEED

Brent D. Law, Successor Trustee of the Wendall A. Law Family Trust dated September 7, 1989, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to HG Pintail, L.L.C., a Utah Limited Liability Company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

Beginning at a point on the Westerly of a Highway at a point North 2072.72 feet and West 2503.2 feet and South 32°55' East 135 feet from the Southeast corner of Section 32, Township 4 North, Range 1 West, Salt Lake Meridian, and running thence South 32°55' East 202 feet along said Westerly line to a point South 87°54' West 237.53 feet and South 32°55' East along said Westerly line 1013.30 feet from the Northeast corner of the Southwest Quarter of Section 32; (being a railroad tie corner post) thence South 50°56'34" West 1700.52 feet along a line as described by a Boundary Line Agreement recorded February 8, 1974, Book 533, Page 133 as Entry No. 391233 to another railroad tie corner post; thence North 40° West 607.7 feet; thence North 50° East 464.64 feet; thence North 48° East 160.38 feet; thence North 52° East 378.84 feet; thence South 37°14' East 242.0 feet to the most Southerly point of property conveyed to James K. Colceri, et ux, by Deed recorded in Book 1425, Page 223 as Entry 933992; thence North 51° 59' East along said property line 756.27 feet to the Westerly line of Highway; thence South 32° East 25.14 feet to the corner of Grantors property; thence South 52° West 322.67 feet along David Johnson property to a point on the most Westerly point thereof; thence South 32° 55' East 135 feet; thence North 52° East 322.67 feet to said Westerly line of Highway and the point of beginning.

Less and excepting therefrom the following:

BEGINNING AT A POINT ON AN EXISTING BOUNDARY LINE AGREEMENT RECORDED UNDER ENTRY NUMBER 1880285 IN BOOK 3316 ON PAGE 712 IN THE DAVIS COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 89°54.47" EAST, 2202.56 FEET ALONG THE SECTION LINE AND NORTH 37°58'9" WEST, 330.22 FEET AND NORTH 38°21'47" WEST, 147.51 FEET AND NORTH 3 8°21'47" WEST, 147.51 FEET AND NORTH 38°21'32" WEST, 438.57 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING A FOUND #5 REBAR AND CAP STAMPED "PSOMAS ENG " AS SHOWN ON THAT CERTAIN RECORD OF SURVEY PERFORMED BY PSOMAS FILED IN THE DAVIS COUNTY RECORDER'S OFFICE AS FILE NUMBER 003973 AND RUNNING THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING TWO COURSES: NORTH 38°28'22" WEST, 605.43 FEET TO A FOUND #5 REBAR AND CAP STAMPED "PSOMAS ENG ", THENCE NORTH 47°48'50" EAST, 180.76 FEET TO A FOUND #5 REBAR AND CAP STAMPED "PSOMAS ENG."; SAID POINT BEING ON A FENCE CORNER; THENCE ALONG AN EXISTING FENCE THE FOLLOWING FIVE (5) COURSES: NORTH 51°30'22" EAST, 190.19 FEET, THENCE NORTH 47°31'31" EAST 198.59 FEET, THENCE NORTH 51°28'46" EAST 252.22 FEET; THENCE NORTH 53°25'23" EAST, 165.99 FEET TO A FENCE CORNER; THENCE SOUTH 37°06'09" EAST, 241 37 FEET; THENCE SOUTH 37°5'31" EAST, 375.19 FEET TO A POINT ON A BOUNDARY LINE AGREEMENT RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 391233 IN BOOK 533 ON PAGE 133; THENCE ALONG SAID BOUNDARY LINE AGREEMENT SOUTH 50°58'31" WEST, 973.12 FEET TO THE POINT OF BEGINNING.

Tax ID No. 11-093-0041

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 21st day of December, 2022.

Wendall A. Law Family Trust dated September 7,
1989

Brent D. Law

By: Successor Trustee Date: 12/21/2022
Brent D. Law, Successor Trustee

State of Utah
County of Davis

On this 21st day of December, 2022, personally appeared before me, the undersigned Notary Public, Brent D. Law, Successor Trustee of the Wendall A. Law Family Trust dated September 7, 1989, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Bonnie Moon

Notary Public
My commission expires:

