

E 3018256 B 6759 P 81
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/05/2017 09:23 AM
FEE \$12.00 Pgs: 1
DEP RT REC'D FOR KIMBERLY J JENSEN

LAND SERIAL NO.:

Grantee's Address:
Kimberly J. Jensen

RETURNED
MAY 05 2017

12-088-0013 pt

WARRANTY DEED

Brad Barber Trustee or his successor in Trust of the Delsa T. Barber Family Protection Trust, dated the 27th day of February, 1997, grantor

Of SYRACUSE, County of DAVIS, State of Utah,
hereby CONVEY and WARRANT to

KIMBERLY J. JENSEN, grantee

Of Syracuse, County of Davis, State of Utah,
for the sum of Ten dollars (\$10.00) and other good and valuable consideration the following described tract of land in DAVIS County, State of Utah, to-wit:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 1000 WEST STREET, SAID POINT BEING SOUTH 00°09'08" WEST ALONG THE SECTION LINE 334.65 FEET AND NORTH 89°50'52" WEST 166.66 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°50'52" WEST 144.34 FEET; THENCE NORTH 00°09'08" EAST 118.00 FEET; THENCE SOUTH 89°50'52" EAST 144.34 FEET; THENCE SOUTH 00°09'08" WEST 118.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,031.68 SQ/FT OR 0.39 ACRES

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and 2017 taxes and thereafter.

WITNESS the hand of said grantor, this 3 day of ^{May} ~~APRIL~~, 2017.

Brad Barber, TR

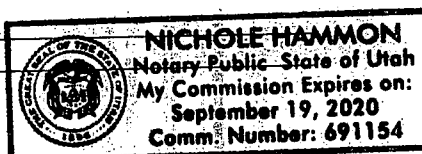
BRAD BARBER, TRUSTEE

STATE OF Utah)
COUNTY OF Davis) SS.

On the 3 day of ^{May} ~~APRIL~~, 2017, personally appeared before me Brad Barber Trustee or his successor in Trust of the Delsa T. Barber Family Protection Trust, dated the 27th day of February, 1997, being by me duly sworn did say that the foregoing was signed by said trust, by authority.

Nichole Hammon
NOTARY PUBLIC

My commission Expires: _____
Residing at: _____



Mail Recorded Deed To:
Kimberly J. Jensen
2278 South 1000 West
Syracuse, UT 84075

E 3521871 B 8218 P 332-335
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/22/2023 01:16 PM
FEE \$40.00 Pgs: 4
DEP RTT REC'D FOR KIMBERLY J JENSEN

QUIT CLAIM DEED

Kimberly J. Jensen

GRANTOR(S) of Syracuse, State of Utah, hereby QUIT CLAIMS to

Kimberly J. Jensen

GRANTEE(S) of Syracuse, 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


Part of Parcel No. 12-088-0179 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

***** THE PURPOSE OF THIS DEED IS TO RESOLVE A CONFLICT WITH 12-088-0172 *****

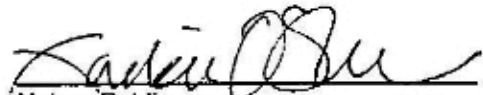
Dated this 21 day of MARCH, 2023.

[Signature Page to Follow]


Kimberly J. Jensen

STATE OF UTAH -)
COUNTY OF DAVIS)

On March 21, 2023, before me, a notary public, personally appeared **Kimberly J. Jensen**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that she/he executed the same for its stated purpose


Notary Public 601-306-3773

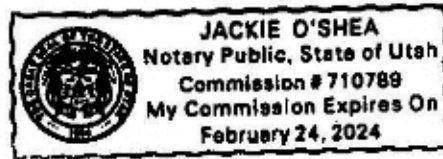


EXHIBIT "A"

**LEGAL DESCRIPTION
PREPARED FOR
IVORY DEVELOPMENT
SYRACUSE CITY, UTAH
(MARCH 9, 2023)
21-0514
(RM)**

JENSEN PROPERTY REMAINDER

A part of a parcel of land described in that certain Warranty Deed recorded as Entry No. 3011225 in Book 6733 at Page 206 in the office of the Davis County Recorder, being a part of Davis County Recorder Parcel 12-088-0179, located in the Southeast Quarter of Section 15, Township 4 North, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

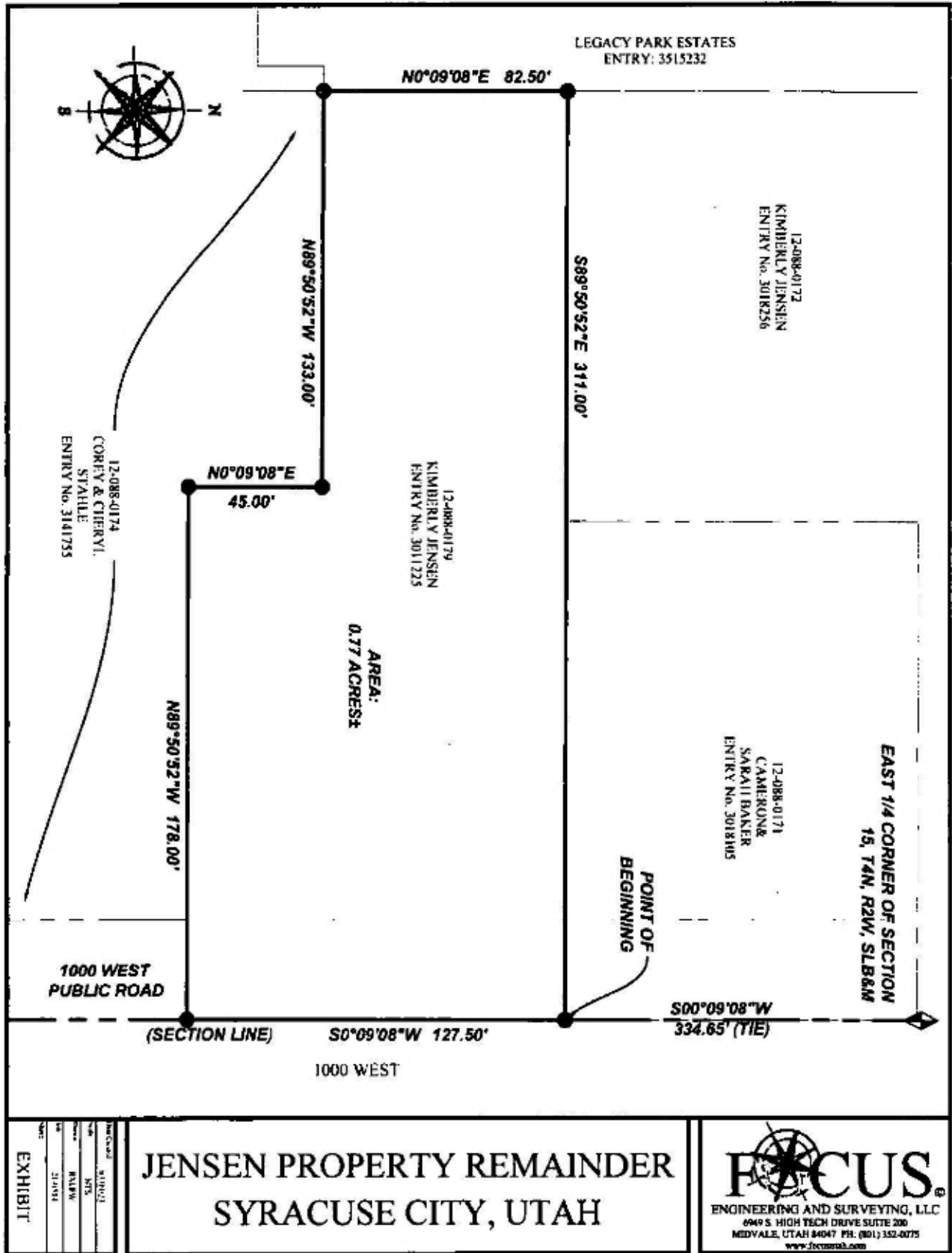
Beginning at a Point on a northerly line of that certain Warranty Deed recorded as Entry No. 3011225 in Book 6733 at Page 206 in the office of the Davis County Recorder, said point located S00°09'08"W 334.65 feet along the Section line from the East 1/4 Corner of Section 15, T4N, R2W, SLB&M; running thence along said Section line S00°09'08"W 127.50 feet (record: South); thence to and along the northerly deed line of a parcel of land described in that certain Corrective Deed recorded as Entry No. 3141755 in Book 7192 at Page 831 in the office of the Davis County Recorder the following three (3) courses: (1) N89°50'52"W 178.00 feet; thence (2) N00°09'08"E 45.00 feet; thence (3) N89°50'52"W 133.00 feet to an easterly boundary line of LEGACY PARK ESTATES PHASE 1 recorded as Entry No. 3515232 in Book 8177 at Page 870 in the Davis County Recorder's Office; thence along said easterly boundary line N00°09'08"E 82.50 feet to the southerly line of that certain Warranty Deed recorded as Entry No. 3018256 in Book 6759 at Page 81 in the office of the Davis County Recorder; thence along said deed S89°50'52"E 311.00 feet to the point of beginning.

Contains: 0.77 acres+/-

(Bearings in description are based on the Davis County Coordinate System, rotate bearings 0°20'25" clockwise for the equivalent NAD 83 bearings.)



(RM & EW)



JENSEN PROPERTY REMAINDER
SYRACUSE CITY, UTAH

FOCUS
ENGINEERING AND SURVEYING, LLC
4949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusmh.com

APPROVED	DATE
BY	
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EXHIBIT