

9

3522617
BK 8222 PG 291

E 3522617 B 8222 P 291-294
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/29/2023 11:15:00 AM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR SECURED LAND TITLE

Mail Tax Notice to:
FSP8 Sunquest Development, LLC, a Utah limited liability company
7070 South Union Park Avenue, Suite 300
Midvale, Utah 84047



Order Number: 22464104

Warranty Deed

SUN QUEST DEVELOPMENT, L.C., who sometimes incorrectly acquired title as Sun Quest Development LLC and Sun Quest Development, LC Grantor,

of 1453 Brookshire Drive, Syracuse, UT 84075, hereby conveys and warrants to

FSP8 Sunquest Development, LLC, a Utah limited liability company, Grantee

of 3115 East Lion Lane Ste. 160 Salt Lake City, UT 84121, for the sum of Ten Dollars and No Cents (\$10.00), the following described tract of land in Davis County, Utah, to wit:

PARCEL 1:

A PARCEL OF LAND WHICH LIES WITHIN THE SOUTH HALF OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89° 53' 49" WEST ALONG THE SOUTH LINE OF SAID SECTION 8, 32.93 FEET AND NORTH 00° 06' 11" EAST 33.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8, SAID POINT ALSO LIES ON THE NORTH RIGHT OF WAY LINE OF 1700 SOUTH STREET AND THE WEST RIGHT OF WAY LINE OF 3000 WEST STREET AND RUNNING THENCE NORTH 89° 53' 48" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 621.40 FEET; THENCE NORTH 00° 06' 11" EAST 219.98 FEET; THENCE SOUTH 89° 53' 49" EAST 236.94 FEET; THENCE NORTH 00° 14' 42" EAST 566.39 FEET; THENCE SOUTH 89° 45' 18" EAST 385.00 FEET TO THE WEST RIGHT OF WAY LINE OF 3000 WEST STREET, THENCE SOUTH 00° 14' 42" WEST ALONG SAID WEST RIGHT OF WAY LINE, 785.42 FEET TO THE POINT OF BEGINNING.

Order Number: 22464104

Warranty Deed - Page 1 of 4

LESS AND EXCEPTING THERE FROM THAT PORTION OF THE LAND CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 23, 2015 AS ENTRY NO. 2894730 IN BOOK 6357 AT PAGE 666 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A STATE ROUTE TRAFFIC SIGNAL KNOWN AS PROJECT NO. S-0127(4)1, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 08, TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF GRANTOR'S LAND, WHICH POINT IS 33.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEER STATION 53+11.58 WHICH POINT ALSO BEING 33.00 FEET (32.93 FEET BY RECORD) NORTH 89°53'49" WEST ALONG THE SOUTH SECTION LINE OF SAID SECTION 08, AND 33.00 FEET NORTH 00°06'11" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 08 AND RUNNING THENCE NORTH 89°53'48" WEST 21.43 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SR-127 TO A POINT BEING 53.57 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT AT APPROXIMATE ENGINEER STATION 53+11.52; THENCE NORTH 34°07'31" EAST 38.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 3000 WEST AND TO A POINT BEING 32.14 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT AT APPROXIMATE ENGINEER STATION 53+43.45; THENCE SOUTH 00°14'42" WEST 31.87 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°20'12" CLOCKWISE TO MATCH HIGHWAY BEARINGS.)

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION OF THE LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED JANUARY 04, 2022, AS ENTRY NO. 3447440 IN BOOK 7918 AT PAGE 1377 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 08, TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF SR-67 WEST DAVIS HIGHWAY, KNOWN AS PROJECT NO. S-R199(229). THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 33.00 FEET NORTH 89°53'48" WEST ALONG THE SECTION LINE AND 33.00 FEET NORTH 00°06'11" EAST AND 21.43 FEET NORTH 89°53'48" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 8; AND RUNNING THENCE NORTH 89°53'48" WEST 599.97 FEET ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF ANTELOPE DRIVE TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 00°06'11" EAST 30.02 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 47.74 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE ANTELOPE DRIVE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 7010+90.35; THENCE NORTH 86°02'34" EAST 107.41 FEET TO A POINT 55.48 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE ANTELOPE DRIVE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 7011+97.48; THENCE NORTH 88°53'59" EAST 271.38 FEET TO A POINT 61.50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE ANTELOPE DRIVE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 7014+68.79; THENCE SOUTH 89°49'42" EAST 205.08 FEET, PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE, TO A POINT 61.50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE ANTELOPE DRIVE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 7016+73.87; THENCE NORTH 45°12'28" EAST 26.86 FEET TO A POINT 52.00 FEET

PERPENDICULARLY DISTANT WESTERLY FROM THE 3000 WEST RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 803+15.09; THENCE NORTH 11°33'14" EAST 10.20 FEET TO A POINT 50.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE 3000 WEST RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 803+25.09; THENCE NORTH 00°14'38" EAST 350.87 FEET, PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE, TO A POINT 50.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE 3000 WEST RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 806+75.96; THENCE NORTH 07°18'11" EAST 40.76 FEET TO A POINT 45.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE 3000 WEST RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 807+16.41; THENCE NORTH 02°14'38" EAST 314.93 FEET TO A POINT 34.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE 3000 WEST RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 810+31.15; THENCE NORTH 00°14'38" EAST 7.36 FEET, PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE, TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 34.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE 3000 WEST RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 810+38.51; THENCE SOUTH 89°45'18" EAST 1.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF 3000 WEST STREET; THENCE ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 00°14'42" WEST 753.55 FEET; (2) THENCE SOUTH 34°07'31" WEST 38.45 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ABOVE BEARINGS 00°20'24" CLOCKWISE TO EQUAL NAD83 HIGHWAY BEARINGS)

Tax Parcel No. 12-047-0308

PARCEL 2:

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 32.93 FEET N89°53'49"W ALONG THE SOUTH LINE OF SAID SECTION 8, 33.00 FEET N00°06'11"E, 621.40 FEET N89°53'48"W AND 22.02 FEET N0°06'11"E FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8 AND RUNNING: THENCE N0°06'11" E 197.96 FEET; THENCE N89°53'49"W 10.00 FEET; THENCE S0°06'11"W 198.67 FEET; THENCE N86°02'05"E 10.03 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF 1700 SOUTH STATE STREET TO THE POINT OF BEGINNING.

NOTE: ROTATE ABOVE BEARINGS 0°20'25" CLOCKWISE TO EQUAL NAD83 HIGHWAY BEARINGS.

Tax Parcel No. 12-047-0317

Subject to Easement, Restriction, Encumbrances and Rights of Way of Record, and Taxes for the year 2022 and thereafter

Remainder of page intentionally left blank.

Dated: March 27, 2023

SUN QUEST DEVELOPMENT, L.C.

By: Michael E. McBride
Michael E. McBride
its: Member-Manager

State of Utah, County of Salt Lake, ss.

On this 27 day of Mar 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael E. McBride, known or identified to me to be a Member-Manager of Sun Quest, L.C. that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Samuel Jensen
Notary Public
Residing In: Salt Lake
My Commission Expires: 5-28-2023

