

E 3525466 B 8238 P 3-7
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/20/2023 10:51 AM
FEE 0.00 Pgs: 5
DEP MEC REC'D FOR CLEARFIELD
CITY CORPORATION

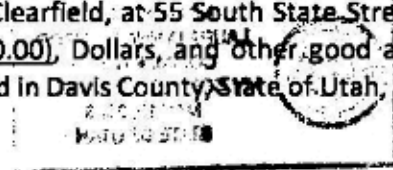
WHEN RECORDED, MAIL TO:
Tyson Dee Howard
107 South 1000 West
Clearfield, UT 84015

Affecting Tax ID No. 12-019-0119

Special Warranty Deed

Project: Clearfield City – 2022 Street Maintenance
See Exhibit #1

Tyson Dee Howard, of 107 South 1000 West, Clearfield, Utah, 84015 ~~the State of Utah~~, GRANTOR, hereby CONVEY AND WARRANTY to the City of Clearfield, at 55 South State Street, Clearfield, Utah, 84015, GRANTEE, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, ~~State of Utah~~, to-wit:



A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SLB&M DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF 1000 WEST STREET, SAID LINE ALSO BEING THE WEST LINE OF SAID SECTION 2, SAID POINT ALSO BEING THE NORTHWEST CORNER OF MANE ESTATES NO. 5 ENTRY NO. 1206662, AT A POINT NORTH 00°07'00" EAST 439.56 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SLB&M, SAID POINT ALSO BEING AS FOUND IN WARRANTY DEED ENTRY NO. 3309011, BOOK 7626, AND PAGE 695-696; RUNNING THENCE NORTH 00°07'00" EAST 106 FEET ALONG THE CENTERLINE OF SAID STREET TO THE NORTH PROPERTY LINE OF SAID WARRANTY DEED AND THE SOUTHERLY PROPERTY LINE OF PROPERTY FOUND IN WARRANTY DEED ENTRY NO. 2939022, BOOK 6517, AND PAGE 703-704; THENCE SOUTH 89°49'30" EAST 33.00 FEET ALONG SAID PROPERTY LINE TO THE NEW STREET RIGHT-OF-WAY OF 1000 WEST; THENCE ALONG SAID NEW RIGHT-OF-WAY LINE SOUTH 00°07'00" WEST 106 FEET TO THE NORTHERLY LINE OF SAID MANE ESTATES NO. 5; THENCE NORTH 89°49'30" WEST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,498 SQUARE FEET AND 0.080 ACRES. BEARINGS ARE DAVIS COUNTY. ROTATE

Witness the hand of said grantors, this 27 day of May, A.D. 2022.

0°20'40" CLOCKWISE
FOR NAD 83
BEARINGS.

Tyson Dee Howard
Tyson Dee Howard

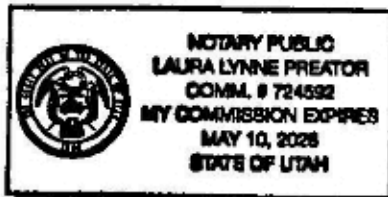
State of Utah)

) ss.

County of Davis)

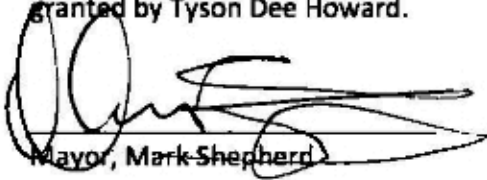
On this 27 day of MAY, A.D. 2022, personally appeared before me Tyson Dee Howard, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written,



Laura Preator
NOTARY PUBLIC
Commission Expires:

As Mayor of the City of Clearfield, County of Davis, State of Utah, I hereby accept the property granted by Tyson Dee Howard.


Mayor, Mark Shepherd




Attest: City Recorder, Nancy Dean

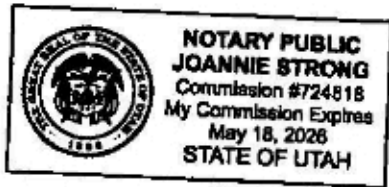
State of Utah)


) ss.

County of Davis)

Subscribed and sworn to before me on this 13th day of July 2022, by Mark Shepherd.

WITNESS my hand and official seal the day and year in this certificate first above written,

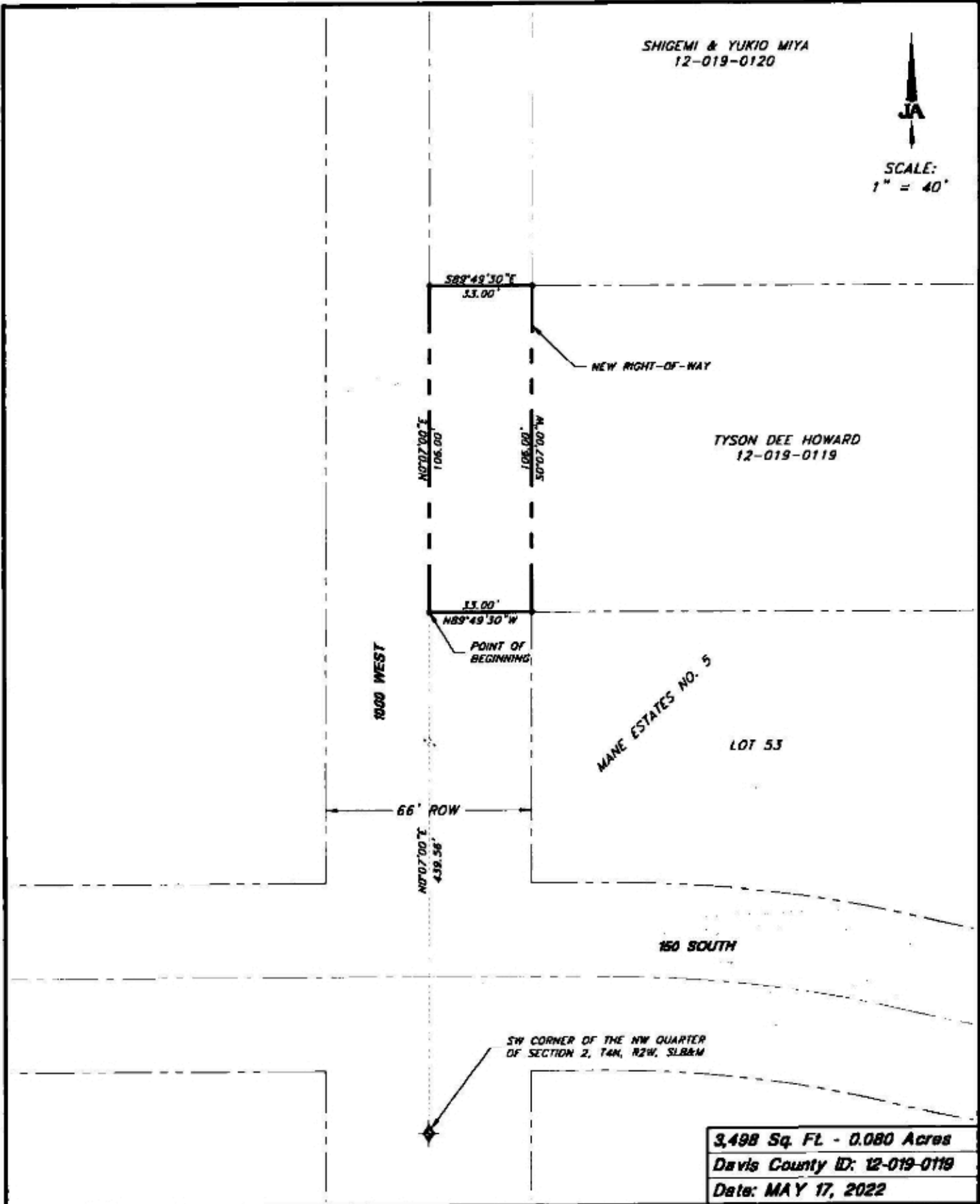



NOTARY PUBLIC
Commission Expires:

SHIGEMI & YUKIO MIYA
12-019-0120



SCALE:
1" = 40'



3,498 Sq. Ft. - 0.080 Acres
Davis County ID: 12-019-0119
Date: MAY 17, 2022



CONSULTING ENGINEERS

8080 Fashion Point Drive
South Ogden, Utah 84403 (801) 478-9767

CLEARFIELD CITY CORPORATION
1000 WEST STREET IMPROVEMENTS
DRAWING
LEGAL DESCRIPTION EXHIBIT

PARCEL
EXHIBIT
1

3525466
BK 8238 PG 7

SHIGEMI & YUKIO MIYA
12-019-0120



SCALE:
1" = 40'

NORTHWEST CORNER OF
SECTION 2, T4N, R2W, SLB&M

55' ROW

50°49'30"E
33.00'

NEW RIGHT-OF-WAY

N0°07'00"E
108.00'

N0°07'00"E
108.00'

TYSON DEE HOWARD
12-019-0119

33.00'
N89°49'30"W

POINT OF
BEGINNING

1000 WEST

MANE ESTATES NO. 5

LOT 53

N0°07'00"E (BASIS OF BEARINGS) 2625.75' - DAVIS COUNTY
N0°07'00"E (BASIS OF BEARINGS) - NAD 83
ROTATE CLOCKWISE 0°20'40" FOR NAD 83 BEARINGS
N0°07'00"E
439.56'

180 SOUTH

SW CORNER OF THE NW QUARTER
OF SECTION 2, T4N, R2W, SLB&M

3,498 Sq. Ft. - 0.080 Acres
Davis County ID: 12-019-0119
Date: AUGUST 31, 2022



CONSULTING ENGINEERS

6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 478-8787

CLEARFIELD CITY CORPORATION

1000 WEST STREET IMPROVEMENTS

DRAWING

LEGAL DESCRIPTION EXHIBIT

PARCEL:

EXHIBIT
1