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BK 8269 PG 102

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/05/2023 09:37:27 AM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: TITLEONE - SECURED
LAND TITLE

Mail Tax Notice to:
J Development, L.L.C., a Utah Limited Liability Company
1946 E Claybourne Ave
Salt Lake City, UT 84106

Order Number: 23469165
Tax Parcel: 09-088-0141



Warranty Deed

Larry E Urry and Mary Urry, Grantor,

hereby conveys and warrants to

J Development, L.L.C., a Utah Limited Liability Company, Grantee

of 1946 E Claybourne Ave Salt Lake City, UT 84106, for the sum of Ten Dollars and No Cents (\$10.00), the following described tract of land in Davis County, Utah, to wit:

Beginning at the South line of Section 14, at a point South 89°55'10" West 71.05 feet from the Southeast corner of Section 14, Township 4 North, Range 1 West, Salt Lake Meridian; and running thence along said Section line South 89°55'10" West 205.91 feet to property conveyed in Book 754 at Page 62; thence North 0°04'50" West 396 feet, more or less, to the North line of Grantor's land; thence North 89°55'10" East 193.04 feet, more or less, to the West line of Highway 89; thence along said West line of Highway South 1°56'30" East 396.23 feet, more or less, to the point of beginning.

Also: Beginning at a point North 89°34'55" West 386.96 feet from the Southeast corner of Section 14, Township 4 North, Range 1 West, Salt Lake Meridian; running thence North 0°04'50" West 396 feet; thence North 89°55'10" East 110 feet; thence South 0°04'50" East 396 feet; thence South 89°55'10" West 110 feet to the point of beginning.

Also: A part of the Southeast Quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian; beginning at a point 89°34'55" West 386.96 feet and North 0°04'50" West 139.45 feet from the Southeast corner of Section 14; running thence South 89°55'12" West 50 feet; thence North 0°04'50" West 256.55 feet, more or less, to a fence; thence North 89°55'10" East 50 feet; thence South 00°04'50" East 256.55 feet to the point of beginning.

Also Excepting any portion contained within Gentile Street.

Also Less and Excepting:

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 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Easterly boundary line of said entire tract and the existing Northerly right of way line of Gentile Street, being in the existing Westerly right of way line of US-89, which point is 74.15 feet (Record 71.05) South 89° 55' 10" West along the section line and 18.68 feet North from the Southeast corner of said Section 14; and running thence North 89° 44' 59" West 20.91 feet to a point 105.52 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project opposite approximate Engineers Station 1276+67.05; thence North 02° 18' 05" West 106.03 feet to a point 105.97 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1277+73.07; thence North 05° 28' 44" West 24.02 feet to a point of curvature of a non-tangent curve to the left with a radius of 4668.50 feet to a point 107.41 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1277+97.05; thence Northerly along said curve with an arc length of 132.39 feet, chord bears North 09° 01' 21" West 132.39 feet to a point 123.46 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1279+28.46; thence North 09° 50' 05" West 117.01 feet to the Northerly boundary line of said entire tract at a point 139.30 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1280+44.39; thence North 89° 55' 10" East 55.46 feet along said Northerly boundary line to the existing Westerly right of way line of US-89; thence South 01° 56' 30" East 376.27 feet along said existing right of way line 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.

Also Less and Excepting:

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 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Westerly highway right of way and no-access line of said Project and the existing Northerly right of way line of Gentile Street, at a point 105.52 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+67.05; which point is 74.15 feet South 89° 55' 10" West along the section line and 18.68 feet North and 20.91 feet North 89° 44' 59" West from the Southeast corner of said Section 14; and running thence North 89° 44' 59" West 121.71 feet along said existing Northerly right of way line of Gentile Street to a point of curvature of a non-tangent curve to the left with a radius of 14.50 feet, at a point 227.14 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+71.95; thence Northerly along said curve with an arc length of 5.95 feet, chord bears North 18° 53' 51" East 5.91 feet to a point of curvature of a reverse curve to the right with a radius of 60.50 feet, at a point 225.02 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+77.47; thence Easterly along said curve with an arc length of 170.75 feet, chord bears North 87° 59' 35" East 119.46 feet to the Westerly highway right of way and no-access line of said Project; thence South 02° 18' 05" East 10.32 feet along said Westerly highway right of way and no-access line 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.

Tax ID No. 09-088-0141

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

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Dated: June 2, 2023

Larry E Urry
Larry E Urry

Mary Urry
Mary Urry

State of Utah, County of Weber, ss.

On this 2nd day of June in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Larry E Urry and Mary Urry, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Katelyn Larsen
Notary Public
Residing In: Utah
My Commission Expires: 8/31/24
(seal)

