

E 3535074 B 8288 P 786-787
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/05/2023 10:35:24 AM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: US TITLE INSURANCE
AGENCY

When recorded, mail deed and tax notice to:
Wall Builders LLC
1565 W Hill Field Rd. #104
Layton, UT 84041

PERSONAL REPRESENTATIVE'S DEED

File No.: 066061
APN: 13-192-0001, 13-027-0017 and 13-296-0019

Timothy C. Gooch, Grantor, of West Point, Davis County, State of Utah as **Personal Representative of the estate of Curtis W. Mitchell and Suzanne J. Mitchell**, pursuant to Probate Case No. 23370019 for Curtis Watts Mitchell a.k.a. Curtis W. Mitchell and 233700190 for Suzanne J. Mitchell, hereby conveys and warrants against all who claim by, through, or under the grantor to

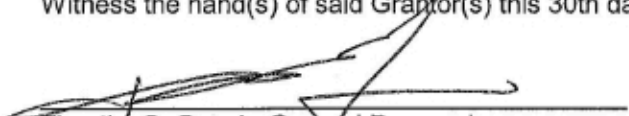
Wall Builders LLC, a Utah Limited Liability Company

Grantee(s), of Layton, Davis County, State of Utah, for the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Davis County, Utah, to wit:


See Exhibit A attached hereto and made a part hereof.

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

Witness the hand(s) of said Grantor(s) this 30th day of June, 2023.



Timothy C. Gooch, General Personal Representative of the Estate of Curtis W. Mitchell



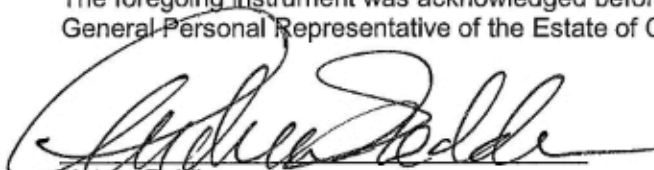
Timothy C. Gooch, General Personal Representative of the Estate of Suzanne J. Mitchell

STATE OF UTAH)

 : ss)

COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me the 30th day of June, 2023 by Timothy C. Gooch, General Personal Representative of the Estate of Curtis W. Mitchell and the Estate of Suzanne J. Mitchell.



Notary Public

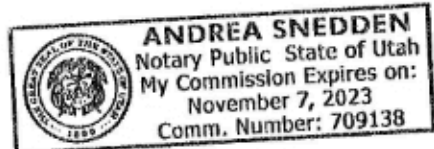


EXHIBIT A

Parcel 1: (13-192-0001)

Lot 1, MITCHELL'S COVE SUBDIVISION, according to the official plat thereof as recorded in the Office of the DAVIS County Recorder, State of Utah.

Parcel 1A:

TOGETHER WITH a right of way being 30 feet in width described as follows: Beginning at a point South 89°49'55" East 1335.80 feet from the North Quarter of Section 33, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, and running thence South 89°49'55" East 30.00 feet; thence South 00°10'05" West 291.02 feet; thence North 89°49'55" West 30.00 feet; thence North 00°10'05" East 291.02 feet to the point of beginning.

Parcel 1B:

TOGETHER WITH the following described right of way for road purposes 24.75 feet wide, the centerline of which begins 12.375 feet East from the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 33, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, and running thence North 131.03 feet to the center line on an existing right of way.

Parcel 1C:

TOGETHER WITH a perpetual right of way for ingress and egress 24.75 feet in width, centerline described as follows: Beginning at a point West 700.3 feet, North 05°46'30" West 350.10 feet and North 83°52'30" West 322.36 feet and South 0°33'30" East 349.64 feet and North 83°52'30" West 254.02 feet and West 12.375 feet from the Southeast Corner of Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. SURVEY, which is the point of beginning and running thence North 568 feet, more or less, to the South right of way line of an existing street known as South Weber Drive, as described in Right of Way Deed, in Book 2310, Page 545.

Parcel 2: (13-027-0017)

Part of the Northeast Quarter of Section 33, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. SURVEY. Described as follows: Beginning at a point being South 89°49'39" East 1695.20 feet and South 00°10'05" West 420.00 feet from the North Quarter Corner of Section 33; and running thence South 89°49'39" East 10.49 feet to an existing fence; thence South 00°00'02" West along said fence, 299.81 feet; thence North 57°31'59" West 13.45 feet; thence North 00°10'05" East 292.62 feet to the point of beginning.

Parcel 3: (13-296-0019)

Part of the Northeast Quarter of Section 33, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. SURVEY. Described as follows: Beginning at a point being South 89°49'39" East 1695.20 feet and South 00°10'05" West 291.02 feet from the North Quarter corner of said Section 33; thence South 89°49'39" East 9.97 feet to an existing fence; thence along said fence the following three (3) courses: (1) South 00°16'05" East 15.24 feet; (2) South 00°12'40" East 19.26 feet; and (3) South 00°00'02" West 94.48 feet; thence North 89°49'39" West 10.49 feet; thence North 00°10'05" East 128.98 feet to the point of beginning.