

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

PT: Parcel ID 08-060-0069

Please mail property tax notice to:

West Bench LLC – ETAL
3575 Charleston Lane
Idaho Falls, ID 83404

RETURNED

JAN 30 2024

WHEN RECORDED RETURN TO:

Farmington City
Attn: City Manager
160 South Main Street
Farmington, UT 84025

E 3558944 B 8428 P 397-398
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/30/2024 1:00 PM
FEE 40.00 Pgs: 2
DEP JMF REC'D FOR FARMINGTON
CITY

QUIT CLAIM DEED

THE GRANTOR(S),

- Farmington City, a municipal corporation, for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration conveys, releases and quit claims to the

GRANTEE(S):

-West Bench, LLC a Utah limited liability company; Yellowstone Legacy, LLC, a Utah limited liability company; and CW The Charlotte, LLC, a Utah limited liability company, as tenants-in-common:

The following described real estate, situated in Farmington, in the County of Davis, State of Utah:

The property identified with the Davis County Recorder as Parcel ID #08-060-0069 further described below.

(legal description):

PART OF THE SE 1/4 OF SEC 14-T3N-R1W, SLB&M, MORE PART'LY DESC AS FOLLOWS: BEG AT A REBAR & CAP MARKED "BASELINE LS 316833" LOC AT THE SW COR OF PARCEL A OF PARK LANE COMMONS PHASE 3, SD PT BEING S 89°45'48" W 1404.80 FT ALG THE S LINE OF SD SEC 14 & N 00°14'12" W 115.75 FT FR THE SE 1/4 COR OF SD SEC 14 TH AS FOLLOWS: N 00°55'27" E 197.93 FT ALG THE W LINE OF SD PARCEL A; TH ALG THE N'LY LINE OF SD PARCEL A THE FOLLOWING THREE (3) COURSES: (1) S 82°41'40" E 19.10 FT, (2) E'LY 16.44 FT ALG THE ARC OF A 58.50 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°06'06", THE CHORD OF WH BEARS N 89°15'17" E 16.39 FT; (3) N 81°32'44" E 25.99 FT TO THE POB; SD PT BEING THE E'LY LINE OF PPTY CONVEYED IN QCD RECORDED 12/2/2022 IN E# 3509791 BK 8145 PG 357; TH THE FOLLOWING SEVEN (7) COURSES: (1) E'LY 92.16 FT ALG THE ARC OF A 2149.21 FT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°08'59", THE CHORD OF WH BEARS N 82°46'44" E 92.07 FT; (2) NE'LY 24.08 FT ALG THE ARC OF A 20.86 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 66°08'24", THE CHORD OF WH BEARS N 51°17'01" E 22.77 FT; (3) N 30°17'30" E 27.03 FT; (4) NE'LY 12.11 FT ALG THE ARC OF A 17.18 FT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°23'14", THE CHORD OF WH BEARS N 50°29'07" E 11.86 FT; (4) N 72°42'05" E 89.87 FT; (5) N 53°20'37" E 26.14 FT; (6) NE'LY 39.92 FT ALG THE ARC OF A 62.46 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°37'21", THE CHORD OF WH BEARS N 35°01'57" E 39.25 FT TO A LINE ON THE BNDRY OF RECORD OF SURVEY #5238 FILED AT THE DAVIS

COUNTY SURVEYOR'S OFFICE; TH ALG SD BNDRY LINES OR EXTENSION OF BNDRY LINES THE FOLLOWING TWO (2) COURSES: (1) N 89°46'42" W 262.23 FT ALG THE S LINE OF PARCELS 08-060-0043 & 08-060-0029; (2) S 0°02'03" W, A DIST OF 131.72 FT TO THE S'LY LINE OF SD ENTIRE TRACT & THE POB. (ROTATE 0°20'28" CLOCKWISE FOR NAD83 SPC, UTAH NORTH)
CONT. 0.50 ACRES

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantors' Signature:

Dated: 1-26-24



Brett Anderson, Mayor
Farmington City Corporation



STATE OF UTAH, COUNTY OF DAVIS, ss:

This instrument was acknowledged before me on this 26th day of January 2024 by Brett Anderson, Mayor, on behalf of Farmington City Corporation.



Notary Public

My Commission Expires: 6-5-24

