

3569740
BK 8492 PG 503

E 3569740 B 8492 P 503-504
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/30/2024 01:15:17 PM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: STEWART TITLE OF
UTAH

MAIL TAX NOTICE TO:
Phillip Scott Holland
10825 West Dutch Lane
Kaysville, UT 84037

WARRANTY DEED

Rodney Glen Hill, Successor Trustee of The 2015 Margene L. Hill Living Trust,, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to Phillip Scott Holland, married man, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

The following described parcel of land in the County of Davis, State of Utah, legally described as:

PARCEL 1: (11-091-0093)

BEG AT PT N 89°58'20" E 282.44 FT FR THE NE COR OF SEC 31-T4N-R1W, SLM; TH S 40° E 133.43 FT; TH S 50° W 283.83 FT; TH N 40° W 173.47 FT; TH N 47°20' E 283.87 FT; TH S 40° E 52.9138 FT TO THE POB.

LESS AND EXCEPTING:

BEGINING AT A POINT IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED NORTH 89°58'20" EAST 282.44 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29; AND RUNNING THENCE SOUTH 40°00'00" EAST 133.87 FEET; THENCE SOUTH 50°00'00" WEST 3.41 FEET; THENCE NORTH 39°54'15" WEST 186.99 FEET; THENCE NORTH 47°20'00" EAST 3.1 FEET; THENCE SOUTH 40°00'00" EAST 53.26 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (11-091-0094)

BEG AT A PT ON W'LY LINE OF ANGEL STR, SD PT ALSO BEING N 89°50'20" E 282.44 FT ALG SEC LINE & S 40° E 217.57 FT FR NE COR OF SEC 31-T4N-R1W, SLM; & RUN TH N 40°00" W 24, 14 FT, TH S 50° W 283.83 FT; TH S 40°00" E 293.03 FT TO FENCE LINE; TH N 52° E 125 FT ALG SD FENCE LINE; TH N 40° W 278.8 FT, TH N 50° E 159 FT TO THE POB.

LESS AND EXCEPTING:

BEGINING AT A POINT IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED NORTH 89°58'20" EAST 282.44 FEET, SOUTH 40°00'00" EAST 193.88 FEET AND SOUTH 50°00'00" WEST 2.52 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29; AND RUNNING THENCE SOUTH 40°00'00" EAST 15.77 FEET; THENCE SOUTH 50°00'00" WEST 1.02 FEET; THENCE NORTH 39°54'15" WEST 15.77 FEET; THENCE NORTH 50°00'00" EAST 1.00 FEET TO THE POINT OF BEGINNING.

File No.: 2204164
Warranty Deed – Continued
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PARCEL 3: (11-091-0095)

BEG S 89°54' E 223.46 FT & S 40° E 223.46 FT FR NE COR SEC 31-T4N-R1W, SLM: TH S 40° E 278.80 FT ALG W'LY LINE OF A ROAD; TH S 50° W 159 FT; TH N 40° W 278.8 FT; TH N 50° E 159 FT TO BEG.

LESS AND EXCEPTING:

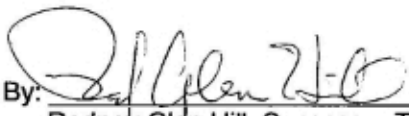
BEGINING AT A POINT IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED NORTH 89°58'20" EAST 282.44 FEET, SOUTH 40°00'00" EAST 193.88 FEET, SOUTH 50°00'00" WEST 2.52 FEET, AND SOUTH 40°00'00" EAST 15.77 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29; AND RUNNING THENCE SOUTH 40°00'00" EAST 278.8 FEET; THENCE SOUTH 50°00'00" WEST 1.49 FEET; THENCE NORTH 39°54'15" WEST 278.8 FEET; THENCE NORTH 50°00'00" EAST 1.02 FEET TO THE POINT OF BEGINNING.

Tax ID No. 11-091-0093 11-091-0094, 11-091-0095, (shown for informational purposes only)

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

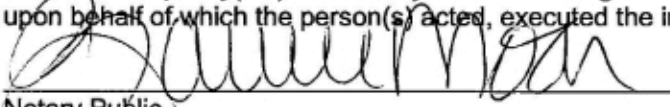
WITNESS, the hand of said grantor this 22nd day of April, 2024.

2015 Margene L. Hill Living Trust

By:  Date: 4/22/2024
Rodney Glen Hill, Successor Trustee
Successor Trustee

State of Utah
County of Davis

On this 22nd day of April, 2024, personally appeared before me, the undersigned Notary Public, Rodney Glen Hill, Successor Trustee of The 2015 Margene L. Hill Living Trust,, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public
My commission expires:

