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BK 8515 PG 816

E 3573800 B 8515 P 816-822  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
06/03/2024 02:39:42 PM  
FEE: \$40.00 Pgs: 7  
DEP eCASH REC'D FOR: FIRST AMERICAN TITLE  
INSURANCE COMPANY - NCS SALT LAKE

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Clifton Townhomes NSL, LLC, a Utah  
limited liability company  
45 East Center Street, #103  
North Salt Lake, UT 84054

*SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. NCS-1192846-SLC1 (ach)  
A.P.N.: 06-082-0120, 06-082-0155, 06-082-0154, 06-082-0158, 06-082-0059

**Kathy Calobeer, Gerald Hunter, and Shauna Hunter**, Grantors, hereby CONVEY AND WARRANT to

**Clifton Townhomes NSL, LLC, a Utah limited liability company**, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Davis County, State of Utah:

**PARCEL 1:**

BEGINNING 179 15/21 RODS SOUTH FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 33 RODS; THENCE WEST 23 RODS; THENCE SOUTH 5.99 FEET MORE OR LESS TO THE SOUTH LINE OF WOODS CROSS CITY; THENCE WEST 100.64 RODS; THENCE NORTH 550.49 FEET MORE OR LESS TO A POINT WEST OF BEGINNING; THENCE EAST 123.64 RODS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING: BEGINNING AT A POINT 179 15/21 RODS SOUTH AND SOUTH 250 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 125 FEET; THENCE WEST 325 FEET; THENCE NORTH 125 FEET; THENCE EAST 325 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 12, 2005, AS ENTRY NO. 2065675 IN BOOK 3765 AT PAGE 948 OF OFFICIAL RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD, SAID POINT BEING SOUTH 01°33'01" EAST 772.49 FEET ALONG THE EAST LINE OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND SOUTH 89°51'33" WEST 43.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34, AND THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°26'30" EAST 108.86 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN THAT QUIT CLAIM DEED RECORDED SEPTEMBER 15, 1992 AS ENTRY NO. 991795 IN BOOK 1531 AT PAGE 728 OF

THE DAVIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE AND IT EXTENSION SOUTH 89°51'33" WEST 366.67 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PROPERTY; THENCE ALONG SAID NORTHERLY EXTENSION NORTH 00°08'27" WEST 8.86 FEET; THENCE SOUTH 89°51'33" WEST 154.20 FEET; THENCE SOUTH 00°37'35" EAST 190.37 FEET TO SOUTH LINE OF PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 28, 1997 AS ENTRY NO. 1307010 IN BOOK 2100 AT PAGE 510 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°51'33" WEST 3,182.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PROPOSED LEGACY PARKWAY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: NORTH 03°14'17" WEST 17.94 FEET TO A POINT OF TANGENCY OF A 1,892.05 FOOT RADIUS CURVE TO THE RIGHT, NORTHERLY 741.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'56" AND NORTH 89°55'26" EAST 353.74 FEET; THENCE SOUTH 00°04'34" EAST 0.27 FEET TO THE SOUTH LINE OF CANNONWOOD INDUSTRIAL PARK, PLAT E; THENCE ALONG SAID SOUTH LINE AND ITS EXTENSION SOUTH 89°45'47" EAST 2,643.21 FEET; THENCE SOUTH 00°37'35" EAST 438.65 FEET; THENCE NORTH 89°51'33" EAST 597.85 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING 223 15/21 RODS SOUTH AND 23 RODS WEST FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE WEST 100.64 RODS, THENCE NORTH 175.51 FEET MORE OR LESS TO THE NORTH LINE OF NORTH SALT LAKE CITY; THENCE EAST 100.64 RODS ALONG SAID NORTH LINE; THENCE SOUTH 175.51 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 12, 2005, AS ENTRY NO. 2065675 IN BOOK 3765 AT PAGE 948 OF OFFICIAL RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD, SAID POINT BEING SOUTH 01°33'01" EAST 772.49 FEET ALONG THE EAST LINE OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND SOUTH 89°51'33" WEST 43.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34, AND THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°26'30" EAST 108.86 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN THAT QUIT CLAIM DEED RECORDED SEPTEMBER 15, 1992 AS ENTRY NO. 991795 IN BOOK 1531 AT PAGE 728 OF THE DAVIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE AND IT EXTENSION SOUTH 89°51'33" WEST 366.67 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PROPERTY; THENCE ALONG SAID NORTHERLY EXTENSION NORTH 00°08'27" WEST 8.86 FEET; THENCE SOUTH 89°51'33" WEST 154.20 FEET; THENCE SOUTH 00°37'35" EAST 190.37 FEET TO SOUTH LINE OF PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 28, 1997 AS ENTRY NO. 1307010 IN BOOK 2100 AT PAGE 510 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°51'33" WEST 3,182.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PROPOSED LEGACY PARKWAY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: NORTH 03°14'17" WEST 17.94 FEET TO A POINT OF TANGENCY OF A 1,892.05 FOOT RADIUS CURVE TO THE RIGHT, NORTHERLY 741.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'56" AND NORTH 89°55'26" EAST 353.74 FEET; THENCE SOUTH 00°04'34" EAST 0.27 FEET TO THE SOUTH LINE OF CANNONWOOD INDUSTRIAL PARK, PLAT E; THENCE ALONG SAID SOUTH LINE AND ITS EXTENSION SOUTH 89°45'47" EAST 2,643.21 FEET; THENCE SOUTH 00°37'35" EAST 438.65 FEET; THENCE NORTH 89°51'33" EAST 597.85 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY AS DISCLOSED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AUGUST 09, 2006, AS ENTRY NO. 2191531 IN BOOK 4092 AT PAGE 823 OF OFFICIAL RECORDS. A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE PROPOSED CUTLER DRIVE SAID POINT IS SOUTH 89°50'51" WEST 82.20 FEET COINCIDENT WITH THE SOUTH LINE OF SECTION 34, TO THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD AND COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE NORTH 00°26'30" WEST 1,858.60 FEET AND SOUTH 89°33'30" WEST 520.76 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND THENCE NORTH 00°37'35" WEST 20.16 FEET; THENCE NORTH 89°49'56" EAST 20.16 FEET TO A POINT OF NON-TANGENCY OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 00°10'04" EAST; THENCE SOUTHWESTERLY 31.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°27'31" TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING 179 15/21 RODS SOUTH FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 33 RODS; THENCE WEST 23 RODS; THENCE SOUTH 5.99 FEET MORE OR LESS TO THE SOUTH LINE OF WOODS CROSS CITY; THENCE WEST 100.64 RODS; THENCE NORTH 550.49 FEET MORE OR LESS TO A POINT WEST OF BEGINNING; THENCE EAST 123.64 RODS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING: BEGINNING AT A POINT 179 15/21 RODS SOUTH AND SOUTH 250 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 125 FEET; THENCE WEST 325 FEET; THENCE NORTH 125 FEET; THENCE EAST 325 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING: BEGINNING AT A POINT 179 15/21 RODS SOUTH FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 250 FEET; THENCE WEST 325 FEET; THENCE SOUTH 125 FEET; THENCE EAST 325 FEET; THENCE SOUTH 60.64 FEET; THENCE SOUTH 89°51'33" WEST 597.85 FEET; THENCE NORTH 00°37'35" WEST 438.65 FEET; THENCE EAST 597.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 12, 2005, AS ENTRY NO. 2065675 IN BOOK 3765 AT PAGE 948 OF OFFICIAL RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD, SAID POINT BEING SOUTH 01°33'01" EAST 772.49 FEET ALONG THE EAST LINE OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND SOUTH 89°51'33" WEST 43.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34, AND THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°26'30" EAST 108.86 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN THAT QUIT CLAIM DEED RECORDED SEPTEMBER 15, 1992 AS ENTRY NO. 991795 IN BOOK 1531 AT PAGE 728 OF THE DAVIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE AND IT EXTENSION SOUTH 89°51'33" WEST 366.67 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PROPERTY; THENCE ALONG SAID NORTHERLY EXTENSION NORTH 00°08'27" WEST 8.86 FEET; THENCE SOUTH 89°51'33" WEST 154.20 FEET; THENCE SOUTH 00°37'35" EAST 190.37 FEET TO SOUTH LINE OF PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 28, 1997 AS ENTRY NO. 1307010 IN BOOK 2100 AT PAGE 510 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°51'33" WEST 3,182.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PROPOSED LEGACY PARKWAY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: NORTH 03°14'17" WEST 17.94 FEET TO A POINT OF TANGENCY OF A 1,892.05 FOOT RADIUS CURVE TO THE RIGHT, NORTHERLY 741.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'56" AND NORTH 89°55'26" EAST 353.74 FEET; THENCE SOUTH 00°04'34" EAST 0.27 FEET TO THE SOUTH LINE OF CANNONWOOD INDUSTRIAL PARK, PLAT E; THENCE ALONG SAID SOUTH LINE

AND ITS EXTENSION SOUTH 89°45'47" EAST 2,643.21 FEET; THENCE SOUTH 00°37'35" EAST 438.65 FEET; THENCE NORTH 89°51'33" EAST 597.85 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY AS DISCLOSED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AUGUST 09, 2006, AS ENTRY NO. 2191531 IN BOOK 4092 AT PAGE 823 OF OFFICIAL RECORDS. A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE PROPOSED CUTLER DRIVE SAID POINT IS SOUTH 89°50'51" WEST 82.20 FEET COINCIDENT WITH THE SOUTH LINE OF SECTION 34, TO THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD AND COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE NORTH 00°26'30" WEST 1,858.60 FEET AND SOUTH 89°33'30" WEST 520.76 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND THENCE NORTH 00°37'35" WEST 20.16 FEET; THENCE NORTH 89°49'56" EAST 20.16 FEET TO A POINT OF NON-TANGENCY OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 00°10'04" EAST; THENCE SOUTHWESTERLY 31.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°27'31" TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION THEREOF LYING WITHIN OR NORTHERLY OF THE ROAD KNOWN AS 1100 NORTH.

PARCEL 4:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF 1100 NORTH STREET SAID POINT IS SOUTH 89°50'51" WEST 82.20 FEET COINCIDENT WITH THE SOUTH LINE OF SECTION 34, TO THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD AND COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE NORTH 00°26'30" WEST 1,978.54 FEET AND SOUTH 89°33'30" WEST 474.84 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING AT THE POINT OF TANGENCY OF A 216.00 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 00°10'04" EAST; THENCE SOUTHWESTERLY 46.10' ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°13'41"; THENCE SOUTH 77°36'15" WEST 72.74 FEET TO A POINT OF TANGENCY OF A 34.00 FOOT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 12°23'45" WEST; THENCE SOUTHWESTERLY 7.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'45"; THENCE WEST 0.10 FEET TO THE EAST BOUNDARY OF THE FIRE STATION PARCEL; THENCE ALONG SAID FIRE STATION BOUNDARY NORTH 00°37'35" WEST 21.08 FEET TO THE SOUTH LINE OF THE HUNTER PROPERTY; THENCE COINCIDENT WITH SAID SOUTH LINE OF THE HUNTER PROPERTY NORTH 89°49'56" EAST 124.40 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

BEGINNING AT A POINT 179 15/21 RODS SOUTH AND SOUTH 250 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 125 FEET; THENCE WEST 325 FEET; THENCE NORTH 125 FEET; THENCE EAST 325 FEET TO THE POINT OF BEGINNING.

Effective Date: June 3, 2024

Kathy Calobee  
Kathy Calobee

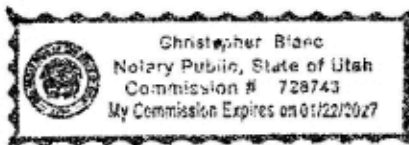
STATE OF Utah )  
County of Davis )ss.

On 05/31/2024, before me, the undersigned Notary Public, personally appeared **Kathy Calobee**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 01/22/2027

Christopher Blanc  
Notary Public



Gerald Hunter  
Gerald Hunter

STATE OF Idaho )  
County of ada ) ss.

On May 31, 2024, before me, the undersigned Notary Public, personally appeared **Gerald Hunter**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 03/06/2025

Linda Ellis  
Notary Public

LINDA ELLIS  
Notary Public - State of Idaho  
Commission Number 20190461  
My Commission Expires 03-06-2025

Shauna Hunter  
Shauna Hunter

STATE OF Utah )  
County of Salt Lake )<sup>ss.</sup>

On May 31, 2024, before me, the undersigned Notary Public, personally appeared **Shauna Hunter**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

AH

My Commission Expires:

Notary Public

7/7/26

