

3586914
BK 8584 PG 804

E 3586914 B 8584 P 804-805
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/13/2024 01:57:42 PM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: OLD REPUBLIC TITLE
(CHAMBERS)

MAIL TAX NOTICE TO GRANTEE:
Rake LLC
2110 Hampton Circle
Ogden, Utah 84403

QUIT CLAIM DEED

Dr. Kyle J. Eliason,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

Rake LLC, a Utah Limited Liability Company,

GRANTEE

the following tract of land in Davis County, State of Utah, to-wit:

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 12-104-0224

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2024 and thereafter.

Effective as of this 10th day of September, 2024.

Dr. Kyle J. Eliason

STATE OF: UTAH

COUNTY OF: WEBER

The foregoing instrument was acknowledged before me this 10th day of September, 2024, by **Dr. Kyle J. Eliason.**

Notary Public
Commission Expires: 12/18/27

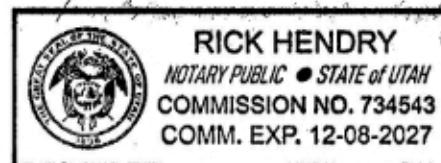


Exhibit "A"

A TRACT OF LAND SITUATED IN THE NW 1/4 OF THE SW 1/4 & THE NE 1/4 OF THE SW 1/4 OF SEC 22-T4N-R2W, SLB&M, THE BNDRY OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE S'LY BNDRY LINE OF SAID ENTIRE TRACT & THE SW'LY HWY R/W & NO-ACCESS LINE OF SR-67 WEST DAVIS HWY, KNOWN AS PROJECT NO. S-R199(229), WHICH IS 2068.77 FT N 00⁰⁰'12"25" E ALG THE 1/4 SEC LINE & 1196.69 FT S 89⁰⁰'53"47" W FROM THE S 1/4 COR OF SAID SEC 22; & RUNNING TH S 89⁰⁰'53"47" W 1411.08 FT ALONG SAID S'LY BNDRY LINE TO THE E'LY R/W LINE OF 2000 WEST STREET; TH N 00⁰⁰'11"37" E 111.41 FT ALONG SAID E'LY R/W TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FT; TH S'LY ALG SD CURVE WITH AN ARC LENGTH OF 31.42 FT, CHORD BEARS S 44⁰⁰'48"18" E 28.28 FT; TH S 89⁰⁰'48"14" E 673.00 FT; TH N 00⁰⁰'11"37" E 192.70 FT; TH N 89⁰⁰'53"47" E 107.59 FT TO SD SW'LY HWY R/W & NO-ACCESS LINE AT A PT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5645.30 FT; TH ALG SD SE'LY HWY R/W & NO-ACCESS LINE THE FOLLOWING TWO (2) COURSES & DISTANCES: (1) SE'LY ALG SD CURVE WITH AN ARC LENGTH OF 526.57 FT, CHORD BEARS S 66⁰⁰'06"28" E 526.38 FT TO A PT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 6135.97 FT; (2) TH SE'LY ALG SD CURVE WITH AN ARC LENGTH OF 144.32 FT, CHORD BEARS S 62⁰⁰'41"54" E 144.32 FT TO THE POB. (NOTE: ROTATE ABOVE BEARINGS 00⁰⁰'20"33" CLOCKWISE TO EQUAL NAD83 HWY BEARINGS OF PROJECT NO. S-R199(229)).

12-104-0224