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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/06/2024 04:16:23 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: FIRST AMERICAN -
BOUNTIFUL

Recording Requested by:
First American Title Insurance Company
215 South State Street, Suite 280
Salt Lake City, UT 84111
(801)578-8888

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
IHIP, LLC, a Utah Limited Liability
Company
5523 Somerset Way
Murray, UT 84117

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **331-6331639S (KC)**
A.P.N.: **06-406-0048**

Wilson Properties & Associates LC who also acquired title as **Wilson Properties and Associates L.C.**, Grantor,

of Centerville, Davis County, State of Utah, hereby CONVEY AND WARRANT to

IHIP, LLC, a Utah Limited Liability Company,

Grantee,

of **Salt Lake City**, Salt Lake County, State of **UT**, 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**:

See Attached Exhibit "A"

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

Witness, the hand(s) of said Grantor(s), this 4th day of November, 2024.

Wilson Properties & Associates LC

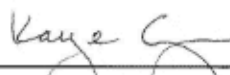

By: _____
Name: Sharman W. Smoot
Title: Manager

STATE OF Utah)
County of Davis)ss.
)

On the 4th day of November, 2024, before me, the undersigned Notary Public, personally appeared **Sharman Smoot, Manager of Wilson Properties & Associates LC**, 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:
5-25-27



Notary Public

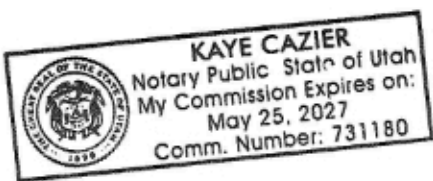


EXHIBIT "A "

Escrow No. **390-6331639 (MR)**
A.P.N.: **06-406-0046**

Lot 46, OLDE TOWNE CENTRE SUBDIVISION a Planned Unit Development, according to the Official Plat thereof on file and of record in the Davis County Recorder'S Office.

Less and excepting therefrom that portion of land conveyed to Woods Cross City as disclosed by Warranty Deed recorded January 02, 2024 as Entry no. 3555916 in Book 8409 at Page 197 of Official Records being more particularly described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 46, OLDE TOWNE CENTRE SUBDIVISION, a Planned Unit Development, according to the official plat thereof, recorded January 22, 2019 as Entry No. 3139560 in Book 7183 at Page 489. situate in the Northeast Quarter of Southwest Quarter and the Southeast Quarter of Southwest Quarter of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian., for the construction of improvements incident to 800 West & 1500 South Intersection, known as project number F-0199(8).

Beginning at a point on the Easterly boundary line of said Lot 46, which point is on the Westerly right of way line of said 800 West, which point is also 212.75 feet South 89°39'31" West and 908.22 feet (908.28 feet by record) South 00°05'48" West and 33.00 feet North 89°54'12" West and 405.97 feet South 00°05'48" West from the Center of said Section 25, which point is also 32.97 feet perpendicularly distant Westerly from the control line of said 800 West, at Engineer Station 255+95.65; and running thence along said boundary and right of way line South 00°05'48" West 5.00 feet to the Southerly boundary line of said Lot 46 and the Northerly right of way line of said 1500 South; thence along said boundary and right of way line the following two (2) courses: (1) South 44°55'06" West 11.35 feet; (2) South 89°44'23" West 8.00 feet to a point which is 32.85 perpendicularly distant Northerly from the control line of said 1500 South, at Engineer Station 105+01.23; thence North 50°47'15" East 20.68 feet, more or less, to the Point of Beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

(Note: Rotate above bearings 00°19'17" clockwise to equal NAD83 project bearings.)