

Mail Recorded Deed & Tax Notice To:  
Board of Education of Davis School District  
45 E State St.  
Farmington, UT 84025

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## WARRANTY DEED

Board of Education of Davis School District,

**GRANTOR(S)**, of Farmington, State of Utah, hereby conveys and warrants to

Board of Education of Davis School District,

**GRANTEE(S)**, of Farmington, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 07-033-0019 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

**\*\*This deed is being recorded to create a new Legal Description and Tax Parcel number\*\***

### **COURTESY RECORDING ONLY**

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this January 28, 2025.


Board of Education of Davis School District

BY:   
Timothy Leffel  
Business Administrator

STATE OF UTAH

COUNTY OF DAVIS

On January 28, 2025, before me, personally appeared Timothy Leffel, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Board of Education of Davis School District.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

A parcel of land, being a part of the Public Roads as depicted on the Farmington Townsite Survey, Plat B (then known as 1st South Street and 2nd East Streets), also being a part of the South Half of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Farmington City, Davis County, Utah. Being more particularly described as follows:

Beginning at the Southeast Corner of that parcel described in that Special Warranty Deed Recorded February 25, 2008 (Entry No. 2343838), said point being South 00°02'23" West 607.56 feet along the Section line (NAD83 Bearing being South 0°30'05" East between the Center Quarter Corner and the South Quarter Corners of said Section 19, per the Davis County Township Reference Plat) and South 89°57'37" East 12.39 feet from the Center Quarter Corner of said Section 19 and running thence along the perimeter of said parcel:

South 71.00 feet to the northerly line of that parcel described in that Warranty Deed Recorded January 1, 2022 (Entry No. 3448281);

thence West 199.40 feet along said northerly line to the easterly right-of-way line of SR-106;

thence northerly 73.53 feet along the arc of a 400.00-foot radius non-tangent curve to the left (center bears South 80°30'13" West and the long chord bears North 14°45'45" West 73.42 feet with a central angle of 10°31'55") along said right-of-way line;

thence East 218.10 feet to the Point of Beginning.