

REURNED

MAR 05 2025

3607938  
BK 8699 PG 184

E 3607938 B 8699 P 184-185  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
3/5/2025 10:36 AM  
FEE 40.00 Pgs: 2  
DEP AJH REC'D FOR HG  
KAYS LLC

**MAIL TAX NOTICE TO:**  
HG Kays, LLC  
590 N. Kays Drive Ste. 112  
Kaysville, Utah 84037

08-065-0078

## **WARRANTY DEED**

HG Kays, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to HG Kays, LLC, a Utah limited liability company, **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 land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

### **Parcel 1**

BEGINNING AT A POINT WHICH IS N 89°37'27" W 2040.88 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°37'29"W 563.11 FEET; THENCE N48°03'19"W 52.91 FEET TO THE SOUTHEASTERN RIGHT OF WAY OF 950 NORTH STREET AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET TOGETHER WITH A CHORD BEARING AND DISTANCE OF N 23°53'55" W 108.41 FEET; THENCE ALONG SAID CURVE 109.65 FEET; THENCE N27°51'36"E 134.04 FEET; THENCE N37°34'08"E 31.35 FEET; THENCE N50°53'25"E 134.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 993.50 FEET TOGETHER WITH A CHORD BEARING AND DISTANCE OF N 7°04'39" E 323.60 FEET; THENCE ALONG SAID CURVE 325.05 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 993.50 FEET TOGETHER WITH A CHORD BEARING AND DISTANCE OF N83°03'25"E 55.71 FEET; THENCE ALONG SAID CURVE 55.72 FEET; THENCE DEPARTING SAID RIGHT OF WAY S00°21'24"W 169.21 FEET; THENCE S89°38'36"E 12.46 FEET; THENCE S00°21'24"W 303.17 FEET TO THE POINT OF BEGINNING.

### **Parcel 2**

BEGINNING AT A POINT WHICH IS N 89°37'27" W 1701.93 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N89°37'29"W 338.95 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15; THENCE N00°21'24"E 303.17 FEET; THENCE N89°38'36"W 12.46 FEET; THENCE N00°21'24"W 169.21 FEET TO THE SOUTH LINE OF 950 NORTH STREET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 993.50 FEET TOGETHER WITH A CHORD BEARING AND DISTANCE OF N87°15'13"E 89.79 FEET; THENCE ALONG SAID CURVE 89.82 FEET; THENCE N89°16'12"E 100.01 FEET; THENCE N89°50'37"E 161.76 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY S00°21'41"W 480.69 FEET TO THE POINT OF BEGINNING.

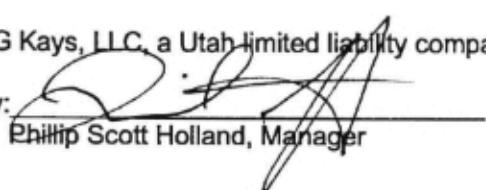
Tax ID No. 08-065-0078 (shown for informational purposes only)

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 4 day of March, 2025.

HG Kays, LLC, a Utah limited liability company

By:

  
Phillip Scott Holland, Manager

State of Utah  
County of Davis

On this 4 day of March, 2025, personally appeared before me, the undersigned Notary Public, Phillip Scott Holland, Manager of HG Kays, LLC, a Utah limited liability company, 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.

Melanie Derr  
Notary Public  
My commission expires: 11-21-28

