

RETURNED

MAR 24 2025

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BK 8712 PG 564

E 3610242 B 8712 P 564-565
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
3/24/2025 12:33 PM
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

CORRECTION 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" E 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 72°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)

*This deed is being recorded to correct the legal description on the warranty deed recorded March 5, 2025 as entry number 3607938 book 8699, page 184-185.

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 24 day of March, 2025.

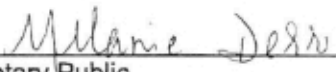
HG Kays, LLC, a Utah limited liability company

By: 

Phillip Scott Holland, Manager

State of Utah
County of Davis

On this 24 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.


Notary Public
My commission expires: 11-21-28

