

When recorded deliver to:  
Keith R. Russell  
2078 East 200 South  
Layton, Utah 84040

E 3556452 B 8411 P 612-613  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/4/2024 2:56 PM  
FEE 40.00 Pgs: 2  
DEP AAM REC'D FOR KEITH  
R RUSSELL

**Warranty Deed**

**RETURNED**

VAL E. DORIUS, AS TO AN UNDIVIDED 1/3 INTEREST, (GRANTOR)

JAN 04 2024

Hereby CONVEYS AND WARRANTS TO

TOUCAN INVESTMENT, REAL ESTATE AND DEVELOPMENT, LC, (GRANTEE)

For the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Davis County, State of Utah, described as follows:

All of Lots 1 thru 8, Shoreline View Subdivision located in Syracuse, Utah.

- Lot 1 contains 0.252 acres
- Lot 2 contains 0.236 acres
- Lot 3 contains 0.236 acres
- Lot 4 contains 0.235 acres
- Lot 5 contains 0.232 acres
- Lot 6 contains 0.232 acres
- Lot 7 contains 0.232 acres
- Lot 8 contains 0.248 acres

Subject to City and/or County taxes and assessments, not delinquent, Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

Parcel Tax ID no.'s:

Lot 1; 15-130-0001, Lot 2; 15-130-0002; Lot 3; 15-130-0003, Lot 4; 15-130-0004, Lot 5;  
15-130-0005, Lot 6; 15-130-0006, Lot 7; 15-130-0007,  
Lot 8; 15-130-0008

Witness the hand of said Grantor this 2nd day of January, 2024.

  
\_\_\_\_\_  
Val E. Dorius

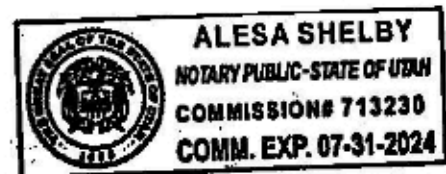
### Acknowledgement

State of Utah            )  
                                  ) ss  
County of Davis        )

On this 2 day of January, 2024, personally appeared before me, the undersigned Notary Public, in and for said County of Davis in the State of Utah, the signer, Val E. Dorius, and being personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged before me that he executed the same.

Alesa Shelby # 713230  
Notary Public

My Commission Expires: 07-31-2024



**When Recorded. Mail to:**

TOUCAN INVESTMENT  
2078 EAST 200 SOUTH  
LAYTON, UTAH 84040

(Space Above this Line for Recording Data)

**WARRANTY DEED**

KEITH READ RUSSELL ALSO KNOWN AS KEITH RUSSELL

Grantor(s),

hereby convey(s) and warrant(s) to

TOUCAN INVESTMENT, REAL ESTATE AND DEVELOPMENT, LC AS TO AN UNDIVIDED 1/3 INTEREST, VAL E. DORIUS AS TO AN UNDIVIDED 1/3 INTEREST AND PAUL T. MATHEWS AS TO AN UNDIVIDED 1/3 INTEREST

Grantee(s),

for the sum of ten dollars and other good and valuable consideration, the following described tract of land in County, State of Utah, to wit:


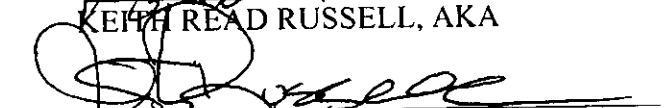
SEE ATTACHED EXHIBIT "A"

ACCOMMODATION RECORDING ONLY. EQUITY TITLE INSURANCE AGENCY, INC. MAKES NO REPRESENTATION AS TO CONDITION OF TITLE, NOR DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCY OR EFFECTS OF DOCUMENT.

Tax I.D. Number: 12-103-0060,14-040-0005, 14-040-0006,08-397-0002

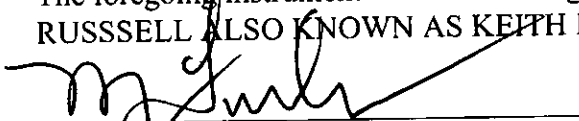
Subject to covenants, conditions and restrictions of record.


IN WITNESS WHEREOF, Grantor(s) has/have executed this Warranty Deed the 26th day of DECEMBER, 2006.

  
\_\_\_\_\_  
KEITH READ RUSSELL, AKA  
  
\_\_\_\_\_  
KEITH RUSSELL

COUNTY OF DAVIS )  
:ss  
STATE OF UTAH )

The foregoing instrument was acknowledged before me the 26th day of DECEMBER, 2006, by KEITH READ RUSSELL ALSO KNOWN AS KEITH RUSSELL

  
\_\_\_\_\_  
Notary Public

  
Notary Public  
MARIANNE FINLINSON  
922 West 2300 South  
Syracuse, UT 84075  
My Commission Expires  
May 19, 2010  
State of Utah

PARCEL 1

EXHIBIT "A"

Beginning at a point 924 feet South along the section line from the Northwest corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, and running thence South 132 feet along the section line; thence East 440 feet; thence North 132 feet; thence West 440 feet to the point of beginning.

ALSO: Beginning at a point 1056 feet South along the section line from the Northwest corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, and running thence South 132 feet along the section line; thence East 440 feet; thence North 132 feet; thence West 440 feet to the point of beginning.

Less and excepting any portion lying within the legal bounds of 3000 West Street

PARCEL 2

Beginning at a point on the quarter section line, said point being North 0°44'33" East 933.44 feet along the quarter section line from the Southeast quarter corner of Section 30, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence North 0°44'33' East 337.07 feet along the quarter section line; thence North 65°44'33" East 219.20 feet; thence East 32.34 feet; thence South 427.13 feet, (deed dimension 386.57 feet); thence West 231.02 feet to the point of beginning.

PARCEL 3

Lot 2, DANCING HORSE ESTATES SUBUDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of Davis County, Utah.

RETURNED

JAN 24 2020

3220874  
BK 7435 PG 1400

When recorded mail to:  
Keith Russell  
2078 East 200 South  
Layton, Utah 84040

E 3220874 B 7435 P 1400-1401  
RICHARD T. NAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/24/2020 02:52 PM  
FEE \$40.00 Pgs: 2  
DEP RTT REC'D FOR KEITH RUSSELL

### **Warranty Deed**

Paul T. Mathews as to an undivided 1/3 Interest, (**GRANTOR**)

Hereby CONVEYS TO

Toucan Investment, Real Estate and Development, LC, (**GRANTEE**)

For the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Syracuse City, Davis County, State of Utah, to-wit:

#### **Legal Description**

Beginning at a point 924 feet South along the section line from the Northwest Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;  
Thence South 132 feet along the section line;  
Thence East 440 feet;  
Thence North 132 feet;  
Thence West 440 feet to the point of beginning.

Also:

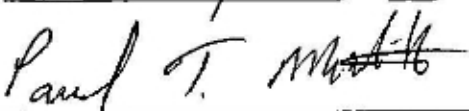
Beginning at a point 1056 South along the section line from the Northwest Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;  
Thence South 132 feet along the section line;  
Thence East 440 feet;  
Thence North 132 feet;  
Thence West 440 feet to the point of beginning.

Less and excepting any portion lying within the legal bounds of 3000 West Street.

Contains 107,448 square feet, 2.467 acres.

Parcel Tax ID no. 12-103-0078

Witness the hand of said Grantor who has executed this Warranty Deed this 21, day  
of January, 2020

  
\_\_\_\_\_  
Paul T. Mathews, Grantor

**Acknowledgement**

State of Utah )

ss:

County of Davis )

On this 21 day of January, 2020, personally appeared before me, the undersigned notary, in and for said County of Davis in the State of Utah, the signer, Paul T. Mathews, who being by me duly sworn, did acknowledge to me that he signed freely and voluntarily this document for the uses and purposes therein mentioned.

My Commission Expires: 9/19/2020

  
\_\_\_\_\_  
Notary Public  
Residing in Davis County, Utah

