

RETURNED
FEB 27 2014

E 2791831 B 5964 P 39-40
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
02/27/2014 09:26 AM
FEE \$0.00 Pgs: 2
DEP RTT REC'D FOR FOUNDERS TITLE C
0 - LAYTON

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(LIMITED LIABILITY COMPANY)

D-50662

Affecting Tax ID No. 12-106-0048 ^{pt}
Parcel No. 9999:903
Project No. SP-9999(807)
PIN: 4955

Davis County

Brighton Benchmark Developers, LLC, a Limited Liability Company of the State of Utah, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of TEN (\$10.00) Dollars and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee for the proposed West Davis Highway known as Project No. SP-9999(807), being part of an entire tract of property, situate in the SE1/4 of Section 22, in T.4N., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point on the west boundary line of said tract; Said point of beginning being N.00°12'25"E. 1436.40 feet along the west line of said southeast quarter and S.89°59'02"E. 100.00 feet from the South quarter corner of said Section 22; and running thence N.00°12'25"E. 355.08 feet to the southwest corner of that parcel deeded to Syracuse City Corporation, as per entry no. 1834425, book 3229, page 1363 on file in the Davis County Recorder's office, thence East 884.24 feet along the south line of said Syracuse City parcel; thence S.41°22'55"E. 23.76 feet; thence N.48°37'05"E. 26.97 feet to said south line of said Syracuse City parcel; thence East 553.18 feet along said south line to the westerly line of the Layton Canal, recorded as book 238, page 371, thence S.46°00'00"E. 38.30 feet along the said westerly line of canal; thence S.00°12'25"W. 868.81 feet; thence N.70°33'52"W. 1104.67 feet to a point of tangency with a 11,125.00 foot radius curve to the right; thence Northwesterly 488.91 feet along the arc of said curve (Note: Chord to said curve bears N.69°18'20"W. a distance of 488.87 feet) to the point of beginning.

Continued on page 2

The above described tract of land contains 944,612 square feet in area or 21.69 acres.

Subject to a 30' wide access easement, as per entry no. 1834424, book 3229, page 1362.
a 20' wide sewer easement, as per entry no. 2392180, book 4614, page 662.
a 30' wide utility easement, as per entry no. 2785073, book 5931, page 519.
a storm drain & irrigation easement, as per entry no. 2785074, book 5931, page 524.
a secondary water easement, as per entry no. 2785075, book 5931, page 529.
a drainage easement, as per entry no. 2785076, book 5931, page 534.

IN WITNESS WHEREOF, said BRIGHTON BENCHMARK DEVELOPERS, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 26 day of Feb, A.D. 2014.

STATE OF UTAH

)

by: [Signature]

BRIGHTON BENCHMARK DEVELOPERS, LLC

Limited Liability Company

) ss.

COUNTY OF DAVIS

)

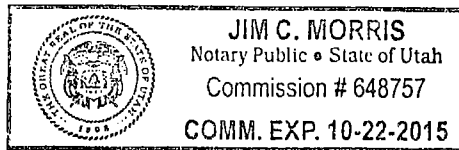
By [Signature]

Manager

On the date first above written personally appeared before me, NATHAN W. PUGSLEY AND NEIL J. WALL, who, being by me duly sworn, says that he is the Managers of BRIGHTON BENCHMARK DEVELOPERS, a Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said NATHAN W. PUGSLEY AND NEIL J. WALL acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]
Notary Public



2851988
BK 6216 PG 521

E 2851988 B 6216 P 521-522
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/04/2015 11:40 AM
FEE \$0.00 Pgs: 2
DEP RTT REC'D FOR FOUNDERS TITLE (C
0 - LAYTON

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

D-52143

Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)

Davis County

Affecting Tax ID No. 12-106-0047 ^{pt}
Parcel No. R199:21:A
Project No. S-R199(50)
Pin No: 7318
Ref. Project No. SP-9999(807)
Ref Pin No: 4955

Jensen Brothers Davis County Properties, L.L.C., a Utah Limited Liability Company, Grantor hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee for the proposed West Davis Highway, being part of an entire tract of property, situate in the E1/2 SE1/4 of Section 22, in T.4N., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southwesterly right of way line of the Layton Canal and the east section line at a point 927.45 feet N.0°15'12"E. from the Southeast corner of said Section 22; and running thence northwesterly along said Layton Canal right of way line, as described per entry no. 233970, recorded and on file in the office of the Davis County Recorder, the following three (3) courses: (1) N.52°50'00"W. 46.09 feet; (2) N.52°20'00"W. 1083.89 feet; (3) N.46°00'00"W. 213.02 feet to the west boundary line of said entire tract; thence S.0°12'25"W. 868.81 feet along said west boundary of said tract; thence S.70°19'08"E. 511.15 feet to a point of tangency with a 4,475.00-foot radius curve to the right; thence Southeasterly 620.33 feet along the arc of said curve (Note: Chord to said curve bears S.66°20'52"E. for a distance of 619.84 feet) to the east line of grantor's entire tract; thence N.0°15'12"E. 451.48 feet along said east line to the point of beginning.

The above described parcel of land contains 664,807 square feet in area or 15.26 acres

Continued on page 2

2851988
BK 6216 PG 522

PAGE 2

Parcel No. R199:21:A
Project No. S-R199(50)

To enable the Utah Department of Transportation to construct and maintain a public highway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

IN WITNESS WHEREOF, said Katrina Jensen has caused this instrument to be executed by its proper officers thereunto duly authorized, this 13 day of February, A.D. 20 15.

STATE OF Taiwan)
City of Taipei)
American Institute in)
COUNTY OF Taiwan, Taipei Office) SSS.

Jill Jensen
Trust executor
Limited Liability Company
By Katrina Bess Jensen
Manager

On the date first above written personally appeared before me, Katrina Bess Jensen, who, being by me duly sworn, says that he is the Manager of Jensen Brothers Davis County, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Katrina Bess Jensen acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Steven G. Shayman
Notary Public

Steven G. Shayman
Special Notary (PL96-8)
Duly appointed and qualified
My commission expires: **June 29, 2015**

