

D17420

WHEN RECORDED MAIL TO:
. ABRAHAM MILLET
2138 FRONTAGE ROAD
CENTERVILLE, UT 84014

E 2212093 B 4143 P 607-608
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/20/2006 12:45:00 PM
FEE \$14.00 Pgs: 2
DEP eCASH REC'D FOR ASPEN TITLE INSURANCE AGENCY

WARRANTY DEED

**CORNELIUS PETER LODDER AND MARIE T.-LODDER, as Trustees or their successors as trustees of
The Cornelius Peter Lodder Living Trust, dated December 6, 1995, as amended September 1, 2000**

Grantor,

of BOUNTIFUL, County of DAVIS, State of UTAH
hereby CONVEY and WARRANTY to

R. ABRAHAM MILLET and EMILY L. MILLET, husband and wife

Grantee,

of CENTERVILLE, County of DAVIS, State of UTAH, for the sum of TEN DOLLARS AND NO/100 and other
good and valuable consideration, the following tract of land in DAVIS, State of UT, to-wit

See Attached Exhibit "A"

07-072-0028

WITNESS the hand of said grantor, this 18 day of October, 2006

Cornelius Peter Lodder
CORNELIUS PETER LODDER, Trustee

Marie T. Lodder
MARIE T. LODDER, Trustee

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 18 day of October, 2006, personally appeared before me CORNELIUS PETER LODDER and MARIE
T. LODDER, Trustees of the CORNELIUS PETER LODDER LIVING TRUST, dated December 6, 1995, the
signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

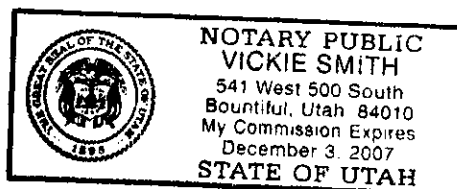


EXHIBIT "A"

BEGINNING AT A POINT 24 RODS, 12.5 FEET SOUTH AND 111 RODS WEST FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31; TOWNSHIP 3 NORTH, RANGE 1. EAST, SALT LAKE MERIDIAN; THENCE WEST 428.5 FEET, MORE OR LESS, TO THE EAST LINE OF PROPERTY CONVEYED IN 383-601 TO STATE ROAD COMMISSION; THENCE SOUTH 0°18' ALONG SAID PROPERTY 94 FEET TO THE SOUTH LINE OF GRANTORS LAND; THENCE EAST 428.5 FEET TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 5 RODS 11.5 FEET TO POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT SOUTH 519.5 FEET AND 122.4 FEET WEST FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 14° 41' EAST 321.64 FEET ALONG THE WEST LINE OF STATE HIGHWAY TO THE NORTHEAST CORNER OF PROPERTY CONVEYED IN 587-769; THENCE SOUTH 89°05'50" WEST 747.97 FEET; THENCE NORTH 1°35' EAST 309.6 FEET; THENCE NORTH 89°52' WEST 1044.2 FEET; THENCE SOUTH 0°31' WEST 406.1 FEET; THENCE NORTH 89°38' WEST 418.4 FEET TO THE EAST LINE OF A FRONTAGE ROAD AS CONVEYED BY 401-679; THENCE NORTH 0°18' EAST 432 FEET, MORE OR LESS, ALONG SAID EAST LINE; THENCE SOUTH 89°4' EAST 1642.5 FEET; THENCE NORTH 157 FEET; THENCE EAST 152.5 FEET; THENCE SOUTH 66 FEET; THENCE EAST 37.3 FEET; THENCE SOUTH 111 FEET; THENCE EAST 296 FEET TO POINT OF BEGINNING

3553757
BK 8395 PG 204

E 3553757 B 8395 P 204-206
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/08/2023 10:49:15 AM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: FIRST AMERICAN -
BOUNTIFUL

Recording Requested by:
First American Title Insurance Company
585 West 500 South, Suite 100
Bountiful, UT 84010
(801)298-2400

MAIL TAX NOTICES TO AND
AFTER RECORDING RETURN TO:

R. Abraham Millet and Emily L. Millet
2138 Frontage Road
Centerville, UT 84014-2608

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

QUITCLAIM DEED

Escrow No. **331-6228530 (KC)**
A.P.N.: **07-357-0106, 07-357-0164, 07-072-0200**

Summerhill Lane LLC and Summerhill Lane Homeowners Association, Inc., a Utah nonprofit corporation, Grantor,

of Davis County, State of Utah,

hereby QUITCLAIMS to **R. Abraham Millet and Emily L. Millet, husband and wife,** Grantee,

of Davis County, State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in **Davis** County, State of **Utah**, to-wit:

PART OF TAX 07-357-0106 AND 07-357-0164

A PART OF LOTS 106 AND A PART OF PARCEL A OF SUMMERHILL LANE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED FEBRUARY 8, 2022 AS ENTRY NO. 3458399 IN BOOK 7951 AT PAGE 570 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, ALSO BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N0°15'20"E ALONG THE 1/4 SECTION LINE BETWEEN THE CENTER 1/4 CORNER AND THE NORTH 1/4 CORNER OF SECTION 31), LOCATED IN CENTERVILLE CITY, DAVIS COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THAT BOUNDARY LINE AGREEMENT RECORDED JULY 13, 2021 AS ENTRY NO. 3399145 IN BOOK 7800 AT PAGE 342, SAID POINT ALSO LOCATED S01°03'04"E 472.62 FEET ALONG THE SECTION LINE AND S88°56'56"W 2036.65 FEET FROM THE CENTER 1/4 CORNER OF SECTION 31, T3N, R1E, SLB&M; THENCE S39°58'57"W 21.55 FEET; THENCE

A.P.N.: **07-357-0106**

Quitclaim Deed - continued

File No.: **331-6228530 (KC)**

Date: **October 17, 2023**

WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (RADIUS BEARS: S39°58'57"W) A DISTANCE OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 68°45'22" CHORD: N84°23'44"W 56.47 FEET; THENCE N28°46'25"W 12.88 FEET; THENCE ALONG SAID BOUNDARY LINE AGREEMENT S89°46'49"E 76.24 FEET TO THE POINT OF BEGINNING.

(COORDINATES IN DESCRIPTION ARE BASED ON THE DAVIS COUNTY COORDINATE SYSTEM, ROTATE BEARINGS CLOCKWISE 0°19'27" FOR THE EQUIVALENT NAD 83 BEARINGS.)

****To be combined with parcel 07-072-0 200 *****

Witness, the hand(s) of said Grantor(s), this **October 26**, 2023.

Summerhill Lane LLC


By: Robert C. Miller, Manager

Summerhill Lane Homeowners Association, Inc,
A Utah nonprofit corporation


By: Robert C. Miller, Authorized Agent

A.P.N.: **07-357-0106**

Quitclaim Deed - continued

File No.: **331-6228530 (KC)**

Date: **October 17, 2023**

STATE OF Utah)
)ss.
County of Davis)

On the 26 day of October, 2023, before me, the undersigned Notary Public, personally appeared **Robert C. Miller, Manager of Summerhill Lane LLC**, 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 to 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.

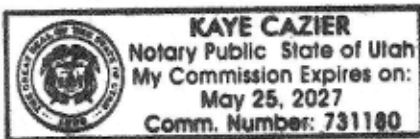
WITNESS my hand and official seal.

Notary Public

Kaye G

My Commission Expires:

5-25-27



STATE OF Utah)
)ss.
County of Davis)

On the 26 day of October, 2023, before me, the undersigned Notary Public, personally appeared **Robert C. Miller, Authorized Agent of Summerhill Lane Homeowners Association, Inc., a Utah nonprofit corporation**, 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 to 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.

WITNESS my hand and official seal.

Notary Public

Kaye G

My Commission Expires:

5-25-27

