

**WHEN RECORDED RETURN TO:**

**Name:** Grantee  
**Address:** 3816 S. Highland Drive  
Salt Lake City, UT 84106

---

## **SPECIAL WARRANTY DEED**

**J DEVELOPMENT, L.L.C., a Utah limited liability company**

**GRANTOR**

of Salt Lake, Salt Lake County and State of UTAH, hereby GRANTS, BARGAINS, SELLS, CONVEYS AND SPECIALLY WARRANTS to:

**LGI, LLC, a Utah limited liability company**  
**GRANTEE**

of Salt Lake, SALT LAKE County and State of Utah, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in Davis County and State of UTAH described as follows:

See Attached Exhibit "A".

TAX ID: 09-088-0141

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2023 and thereafter.

The Grantor(s) hereby covenants with the Grantee(s) that Grantor(s) is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor(s), his heirs, executors and administrators shall warrant and defend the title against Grantor(s) acts and none other unto the Grantee(s), his heirs and assigns against all lawful claims whatsoever.

**IN WITNESS WHEREOF**, the hand of said grantor, this 16th day of August, 2023.

J DEVELOPMENT, L.L.C.

BY:

JOE JOHNSEN, MANAGER

STATE OF UTAH

)

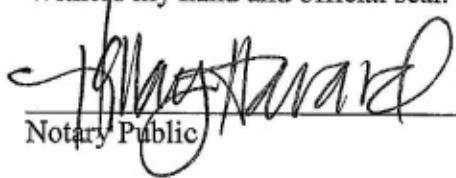
) ss.

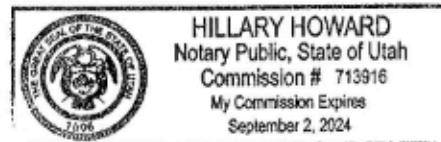
COUNTY OF SALT LAKE

)

The foregoing instrument was acknowledged before me this 16 day of AUGUST, 2023, personally appeared before me, **JOE JOHNSEN**, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the **MANAGER OF J DEVELOPMENT, L.L.C.** and that said document was signed by him/her in behalf of said Limited Liability Company by authority of its Bylaws, or Resolution on of its Board of Directors, and said **JOE JOHNSEN** acknowledged to me that said Limited Liability Company executed the same.

Witness my hand and official seal.

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



My commission expires Sept 2, 2024

EXHIBIT "A"

Beginning at the South line of Section 14, at a point South  $89^{\circ}55'10''$  West 71.05 feet from the Southeast corner of Section 14, Township 4 North, Range 1 West, Salt Lake Meridian; and running thence along said Section line South  $89^{\circ}55'10''$  West 205.91 feet to property conveyed in Book 754 at Page 62; thence North  $0^{\circ}0'45''$  West 396 feet, more or less, to the North line of Grantor's land; thence North  $89^{\circ}55'10''$  East 193.04 feet, more or less, to the West line of Highway 89; thence along said West line of Highway South  $1^{\circ}56'30''$  East 396.23 feet, more or less, to the point of beginning.

Also: Beginning at a point North  $89^{\circ}34'55''$  West 386.96 feet from the Southeast corner of Section 14, Township 4 North, Range 1 West, Salt Lake Meridian; running thence North  $0^{\circ}0'45''$  West 396 feet; thence North  $89^{\circ}55'10''$  East 110 feet; thence South  $0^{\circ}0'45''$  East 396 feet; thence South  $89^{\circ}55'10''$  West 110 feet to the point of beginning.

Also: A part of the Southeast Quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian; beginning at a point  $89^{\circ}34'55''$  West 386.96 feet and North  $0^{\circ}0'45''$  West 139.45 feet from the Southeast corner of Section 14; running thence South  $89^{\circ}55'12''$  West 50 feet; thence North  $0^{\circ}0'45''$  West 256.55 feet, more or less, to a fence; thence North  $89^{\circ}55'10''$  East 50 feet; thence South  $0^{\circ}0'45''$  East 256.55 feet to the point of beginning.

Also Excepting any portion contained within Gentile Street.

Also Less and Excepting:

A parcel of land in fee, being part of an entire tract of property situate in the Southeast quarter of the Southeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Easterly boundary line of said entire tract and the existing Northerly right of way line of Gentile Street, being in the existing Westerly right of way line of US-89, which point is 74.15 feet (Record 71.06) South  $89^{\circ}55'10''$  West along the section line and 18.68 feet North from the Southeast corner of said Section 14; and running thence North  $89^{\circ}44'59''$  West 20.91 feet to a point 105.52 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project opposite approximate Engineers Station 1276+67.05; thence North  $02^{\circ}18'05''$  West 106.03 feet to a point 105.97 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1277+73.07; thence North  $05^{\circ}28'44''$  West 24.02 feet to a point of curvature of a non-tangent curve to the left with a radius of 4668.50 feet to a point 107.41 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1277+97.05; thence Northerly along said curve with an arc length of 132.39 feet, chord bears North  $09^{\circ}01'21''$  West 132.39 feet to a point 123.46 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1279+28.48; thence North  $09^{\circ}50'05''$  West 117.01 feet to the Northerly boundary line of said entire tract at a point 139.30 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1280+44.39; thence North  $89^{\circ}55'10''$  East 55.46 feet along said Northerly boundary line to the existing Westerly right of way line of US-89; thence South  $01^{\circ}56'30''$  East 376.27 feet along said existing right of way line to the point of beginning as shown on the official map of said Project on file in the Office of the Utah Department of Transportation.

Also Less and Excepting:

A parcel of land in fee, being part of an entire tract of property situate in the Southeast quarter of the Southeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Westerly highway right of way and no-access line of said Project and the existing Northerly right of way line of Gentile Street, at a point 105.52 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+67.05; which point is 74.15 feet South  $89^{\circ}55'10''$  West along the section line and 18.68 feet North and 20.91 feet North  $89^{\circ}44'59''$  West from the Southeast corner of said Section 14; and running thence North  $89^{\circ}44'59''$  West 121.71 feet along said existing Northerly right of way line of Gentile Street to a point of curvature of a non-tangent curve to the left with a radius of 14.50 feet, at a point 227.14 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+71.95; thence Northerly along said curve with an arc length of 5.85 feet, chord bears North  $18^{\circ}53'51''$  East 5.91 feet to a point of curvature of a reverse curve to the right with a radius of 60.50 feet, at a point 225.02 feet perpendicularly distant Westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+77.47; thence Easterly along said curve with an arc length of 170.75 feet, chord bears North  $87^{\circ}59'35''$  East 119.48 feet to the Westerly highway right of way and no-access line of said Project; thence South  $02^{\circ}18'05''$  East 10.32 feet along said Westerly highway right of way and no-access line to the point of beginning as shown on the official map of said Project on file in the Office of the Utah Department of Transportation.

**When recorded, mail to:**

Layton City Recorder  
437 N. Wasatch Dr.  
Layton, Utah 84041

Affects Parcel No(s): 09-088-0139 pt

E 3614200 B 8734 P 240-242  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
4/23/2025 10:34 AM  
FEE 40.00 Pgs: 3  
DEP AJH REC'D FOR LAYTON  
CITY

**RETURNED**

APR 23 2025

**LAYTON CITY**  
**QUIT-CLAIM DEED**

LAYTON CITY CORPORATION of 437 Wasatch Drive, Layton, County of Davis, State of Utah, GRANTOR, hereby **QUIT-CLAIM** to LGI, LLC, GRANTEE, of Millcreek, County of Salt Lake, State of Utah, for the sum of Ten Dollars (\$10.00) and/or other valuable consideration, any interest in the following described tract of land, illustrated in the attached and incorporated Exhibit A, in Davis County, State of Utah:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Reserving to the Grantor in perpetuity, all public easements or right-of-way to which, as of the date of this document, Grantor may have an interest, either recorded or prescriptive, in the described property.

[Signature and notary pages to follow]

IN WITNESS WHEREOF, the GRANTOR has executed this Quit-Claim Deed  
this 8<sup>th</sup> day of April, 2025.

**GRANTOR:**

**LAYTON CITY CORPORATION**

ATTEST:

Joy Petro  
JOY PETRO, Mayor

Kimberly S Read  
KIMBERLY S READ, City Recorder

Approved as to Form:

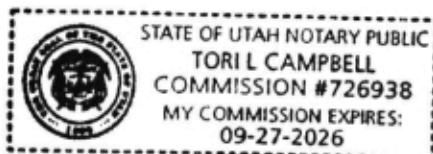
For: John Spokane  
City Attorney

B. H. Jank  
City Engineer

**GRANTOR'S ACKNOWLEDGEMENT**

STATE OF UTAH  
§  
COUNTY OF DAVIS

On this 8<sup>th</sup> day of April, 2025, personally appeared before me JOY PETRO, who being duly sworn, did say that he/she is the MAYOR of LAYTON CITY, a municipal corporation of the State of Utah, and that LAYTON CITY is the legal property owner of record of the property subject to this Quit-Claim Deed, and that the foregoing Quit-Claim Deed was signed in his/her capacity as land use authority on behalf of the City for approval.



Tori L. Campbell  
NOTARY PUBLIC

HOLMES SHORES ESTATES RIGHT-OF-WAY VACATION  
EXHIBIT A LEGAL DESCRIPTION  
PARCEL # 09-088-0139

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LAYTON, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°39'19" W 93.01 FEET AND N00°24'29" E 29.34 FEET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

THENCE, NORTHWESTERLY TO THE LEFT ALONG THE CURVE OF A NON-TANGENTIAL ARC A DISTANCE OF 80.52 FEET, THROUGH A CENTRAL ANGLE OF 76°14'59", HAVING A RADIUS OF 60.51 FEET, AND WHOSE CHORD BEARS N48°42'15" W A DISTANCE OF 74.71 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S08°07'29" E A DISTANCE OF 40.22 FEET;

THENCE, SOUTHWESTERLY TO THE RIGHT ALONG THE CURVE OF A NON-TANGENTIAL ARC A DISTANCE OF 28.34 FEET, THROUGH A CENTRAL ANGLE OF 98°24'18", HAVING A RADIUS OF 16.50 FEET, AND WHOSE CHORD BEARS S41°04'25" W A DISTANCE OF 24.98 FEET;

THENCE, N89°09'59" W A DISTANCE OF 53.62 FEET;

THENCE, NORTHEASTERLY TO THE LEFT ALONG THE CURVE OF A NON-TANGENTIAL ARC A DISTANCE OF 3.56 FEET, THROUGH A CENTRAL ANGLE OF 14°03'44", HAVING A RADIUS OF 14.50 FEET, AND WHOSE CHORD BEARS N12°49'04" E A DISTANCE OF 3.55 FEET,

THENCE, NORTHEASTERLY TO THE RIGHT ALONG THE CURVE OF A TANGENTIAL ARC A DISTANCE OF 92.37 FEET, THROUGH A CENTRAL ANGLE OF 87°28'00", HAVING A RADIUS OF 60.51 FEET, AND WHOSE CHORD BEARS N49°26'04" E A DISTANCE OF 83.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,109.85 SF OR 0.07139 ACRES, MORE OR LESS.