

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.

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

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



HILLARY HOWARD
Notary Public, State of Utah
Commission # 713916
My Commission Expires
September 2, 2024

My commission expires Sept 2, 2024

EXHIBIT "A"

Beginning at the South line of Section 14, at a point South 89°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°55'10" West 205.91 feet to property conveyed in Book 754 at Page 62; thence North 0°04'50" West 396 feet, more or less, to the North line of Grantor's land; thence North 89°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°56'30" East 396.23 feet, more or less, to the point of beginning.

Also: Beginning at a point North 89°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°04'50" West 396 feet; thence North 89°55'10" East 110 feet; thence South 0°04'50" East 396 feet; thence South 89°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°34'55" West 386.96 feet and North 0°04'50" West 139.45 feet from the Southeast corner of Section 14; running thence South 89°55'12" West 50 feet; thence North 0°04'50" West 256.55 feet, more or less, to a fence; thence North 89°55'10" East 50 feet; thence South 0°04'50" 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 71.05) South 89°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°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°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°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°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+28.46; thence North 09°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°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°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°55'10" West along the section line and 18.68 feet North and 20.91 feet North 89°44'59" West from the Southeast corner of said Section 14; and running thence North 89°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°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°59'35" East 119.46 feet to the Westerly highway right of way and no-access line of said Project; thence South 02°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.

3614200
BK 8734 PG 240

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

When recorded, mail to:

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

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

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 8th day of April, 2025.

GRANTOR:

LAYTON CITY CORPORATION

Joy Petro
JOY PETRO, Mayor

ATTEST:

Kimberly S Read
KIMBERLY S READ, City Recorder

Approved as to Form:

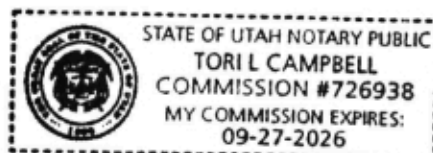
For: Jodym Apalone
City Attorney

BT H Jank
City Engineer

GRANTOR'S ACKNOWLEDGEMENT

STATE OF UTAH
§
COUNTY OF DAVIS

On this 8th 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.