

3136063
BK 7168 PG 887

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/28/2018 2:39:00 PM
FEE \$14.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:
First American Title Insurance Company
2733 East Parley's Way, Suite 208
Salt Lake City, UT 84109
(801)463-2755

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
DJM24 , L.L.C.a Utah limited liability
company c/o Joe Jepsen
1338 S. Foothill Drive, Suite 314
Salt Lake City, UT 84108

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

SPECIAL WARRANTY DEED

Escrow No: **063-5918555 (jrm)**
A.P.N.: **14-071-0085**

Philadelphia, LLC, Grantor, of **Salt Lake City , Salt Lake** County, State of **UT** , hereby CONVEYS.
AND WARRANTS only as against all claiming by, through or under it to

DJM24 , L.L.C., a **Utah limited liability company**, Grantee, of **Salt Lake City , Salt Lake** County,
State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following
described tract(s) of land in **Davis** County, State of **Utah**:

**BEGINNING AT THE INTERSECTION OF THE WEST LINE OF U.S. HIGHWAY 91 AND THE
NORTH LINE OF 300 NORTH STREET, IN CLEARFIELD, UTAH, SAID POINT BEING WEST
56.201 FEET AND NORTH 0°04'00" EAST 29.269 FEET FROM THE SOUTHEAST CORNER OF
SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; ALSO
SAID POINT BEING SOUTH 89°37'20" EAST 336.003 FEET FROM THE SOUTHEAST CORNER
OF GRAND VIEW ACRES SUBDIVISION AS RECORDED AND ON FILE IN THE DAVIS COUNTY
RECORDER'S OFFICE, TO THE POINT OF BEGINNING; THENCE RUNNING SOUTH 89° 37'20"
WEST 227.000 FEET; THENCE NORTH 0°04'00" EAST 148.703 FEET; THENCE EAST 226.997
FEET TO THE WEST LINE OF SAID U.S. HIGHWAY 91; THENCE SOUTH 0°04'00" WEST 150.20
FEET ALONG SAID WEST LINE OF U.S. HIGHWAY 91 TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING THAT PORTION CONVEYED TO UTAH DEPARTMENT OF
TRANSPORTATION BY QUIT-CLAIM DEED RECORDED AUGUST 20, 2003 AS ENTRY NO.
1900706 IN BOOK 3357 AT PAGE 66 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:**

**A PARCEL OF LAND IN FEE FOR A TRAFFIC SAFETY IMPROVEMENT KNOWN AS PROJECT NO.
STP-0126(6)6, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATED IN THE
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE
BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS**

A.P.N.: 14-071-0085

Special Warranty Deed - continued

File No.: 063-5918555 (jsm)


FOLLOWS:

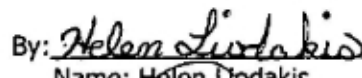
BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 126 (MAIN STREET) AND THE NORTH RIGHT-OF-WAY OF SR-107 (300 NORTH) AT A POINT 55.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SR-126 OF SAID PROJECT AT ENGINEERING STATION 20+33.04, SAID POINT BEING WEST (EQUALS NORTH 89°36'32" WEST HIGHWAY BEARING) 56.20 FEET (55.50 FEET BY DAVIS COUNTY SURVEY TIE SHEET) AND NORTH 0° 04'00" EAST (EQUALS NORTH 00°20'48" EAST HIGHWAY BEARING) 29.27 FEET (33.00 FEET PER HIGHWAY RIGHT OF WAY) FROM THE SOUTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH 89°37'20" WEST (EQUALS NORTH 89°36'32" WEST HIGHWAY BEARING) 33.00 FEET TO A POINT 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID SR-107 AT ENGINEERING STATION 9+11.47; THENCE NORTH 44° 39'25" EAST (EQUALS NORTH 45°00' EAST HIGHWAY BEARING) 46.95 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 0°04'00" WEST (EQUALS SOUTH 00°20'48" WEST HIGHWAY BEARING) 33.43 FEET 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.

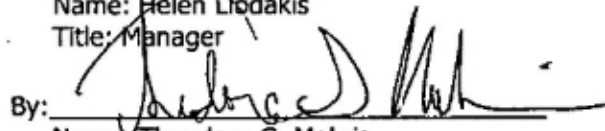
Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2018** and thereafter.

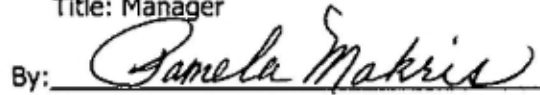
Witness, the hand(s) of said Grantor(s), this Dec. 28, 2018.

Philadelphia LLC

By: 
Name: George Liidakis
Title: Manager

By: 
Name: Helen Liidakis
Title: Manager

By: 
Name: Theodore G. Makris
Title: Manager

By: 
Name: Pamela Makris
Title: Manager

A.P.N.: 14-071-0085

Special Warranty Deed - continued

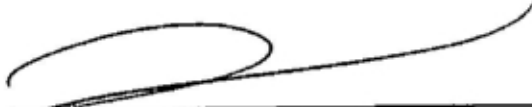
File No.: 063-5918555 (jsm)

STATE OF UT
County of Salt Lake) ss.

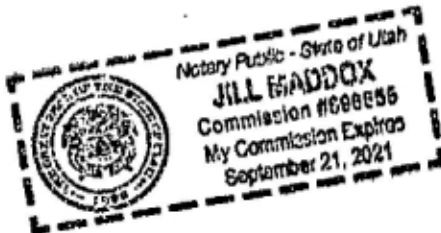
On Dec 28, 2018, before me, the undersigned Notary Public, personally appeared **George Liidakis, Helen Liidakis, Theodore G. Makris and Pamela Makris as Managers of the Philadelphia LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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 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.

My Commission Expires: 9-21-21



Notary Public



First American Title
215 South State Street, Suite 280
Salt Lake City, Utah 84111
Attention: Leon Lawson

AFFIDAVIT

State of Utah
County of Davis
Tax Number: 14-071-0085

Order Number: 5918555

The undersigned, having been duly sworn, hereby deposes and says as follows:

I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.

I am currently employed by First American Title Insurance Company, and my job responsibilities include review of documents.

I am familiar with that certain Special Warranty Deed recorded December 28, 2018 as Entry No. 3136063 in Bk. 7168 at Pg. 887 of Official Records in Davis County. Due to a clerical error, the above referenced Deed contained the following incorrect legal description:

The legal description for the above referenced Deed is as follows:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF U.S. HIGHWAY 91 AND THE NORTH LINE OF 300 NORTH STREET, IN CLEARFIELD, UTAH, SAID POINT BEING WEST 56.201 FEET AND NORTH 0°04'00" EAST 29.269 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; ALSO SAID POINT BEING SOUTH 89°37'20" EAST 336.003 FEET FROM THE SOUTHEAST CORNER OF GRAND VIEW ACRES SUBDIVISION AS RECORDED AND ON FILE IN THE DAVIS COUNTY RECORDER'S OFFICE, TO THE POINT OF BEGINNING; THENCE RUNNING SOUTH 89°37'20" WEST 227.000 FEET; THENCE NORTH 0°04'00" EAST 148.703 FEET; THENCE EAST 226.997 FEET TO THE WEST LINE OF SAID U.S. HIGHWAY 91; THENCE SOUTH 0°04'00" WEST 150.20 FEET ALONG SAID WEST LINE OF U.S. HIGHWAY 91 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY QUIT-CLAIM DEED RECORDED AUGUST 20, 2003 AS ENTRY NO. 1900706 IN BOOK 3357 AT PAGE 66 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:...

A PARCEL OF LAND IN FEE FOR A TRAFFIC SAFETY IMPROVEMENT KNOWN AS PROJECT NO. STP-0126(6)6, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 126 (MAIN STREET) AND THE NORTH RIGHT-OF-WAY OF SR-107 (300 NORTH) AT A POINT 55.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SR-126 OF SAID PROJECT AT ENGINEERING STATION 20+33.04, SAID POINT BEING WEST (EQUALS NORTH 89°36'32" WEST HIGHWAY BEARING) 56.20 FEET (55.50 FEET BY DAVIS COUNTY SURVEY TIE SHEET) AND NORTH 0° 04'00" EAST (EQUALS NORTH 00°20'48" EAST HIGHWAY BEARING) 29.27 FEET (33.00 FEET PER HIGHWAY RIGHT OF WAY) FROM THE SOUTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH 89°37'20" WEST (EQUALS NORTH 89°36'32" WEST HIGHWAY BEARING) 33.00 FEET TO A POINT 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID SR-107 AT ENGINEERING STATION 9+11.47; THENCE NORTH 44° 39'25" EAST (EQUALS NORTH 45°00' EAST HIGHWAY BEARING) 46.95 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 0°04'00" WEST (EQUALS SOUTH 00°20'48" WEST HIGHWAY BEARING) 33.43 FEET 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.

The correct legal description which was intended to have been included and described on the above referenced Deed is as follows:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF U.S. HIGHWAY 91 AND THE NORTH LINE OF 300 NORTH STREET, IN CLEARFIELD, UTAH, SAID POINT BEING WEST 56.201 FEET AND NORTH 0°04'00" EAST 29.269 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; ALSO SAID POINT BEING SOUTH 89°37'20" EAST 336.003 FEET FROM THE SOUTHEAST CORNER OF GRAND VIEW ACRES SUBDIVISION AS RECORDED AND ON FILE IN THE DAVIS COUNTY RECORDER'S OFFICE, TO THE POINT OF BEGINNING; THENCE RUNNING **NORTH** 89°37'20" WEST 227.000 FEET; THENCE NORTH 0°04'00" EAST 148.703 FEET; THENCE EAST 226.997 FEET TO THE WEST LINE OF SAID U.S. HIGHWAY 91; THENCE SOUTH 0°04'00" WEST 150.20 FEET ALONG SAID WEST LINE OF U.S. HIGHWAY 91 TO THE POINT OF BEGINNING.

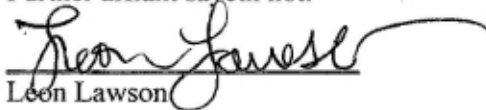
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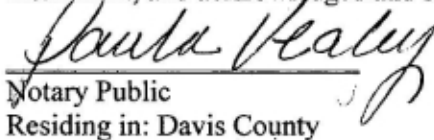
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56.20 FEET (55.50 FEET BY DAVIS COUNTY SURVEY TIE SHEET) AND NORTH 0° 04'00" EAST (EQUALS NORTH 00°20'48" EAST HIGHWAY BEARING) 29.27 FEET (33.00 FEET PER HIGHWAY RIGHT OF WAY) FROM THE SOUTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH 89°37'20" WEST (EQUALS NORTH 89°36'32" WEST HIGHWAY BEARING) 33.00 FEET TO A POINT 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID SR-107 AT ENGINEERING STATION 9+11.47; THENCE NORTH 44° 39'25" EAST (EQUALS NORTH 45°00' EAST HIGHWAY BEARING) 46.95 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 0°04'00" WEST (EQUALS SOUTH 00°20'48" WEST HIGHWAY BEARING) 33.43 FEET 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.

Further affiant sayeth not.


Leon Lawson

On this 15th day of January, 2019, Personally appeared before me Leon Lawson and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to on this instrument, and acknowledged and sworn before me that they executed the same.


Notary Public
Residing in: Davis County

