

#13

Taxes for 2021 Del

Abstract
 Serial Number: 12-035-0114
 Tax District: 54
 Exempt: No
 Tax Name & Address for Tax Year ADDYR: WDG SYRACUSE COMMONS L...
 C/O SPENCER WRIGHT
 CENTERVILLE, UT 84014
 Situs Address: 322 S 2000 WEST
 SYRACUSE 84075
 Parcel Dates: 10/26/2016
 to
 Acres: 0.745

Dedication Plat
 Plat: null

Parent / Child
 Parent 12-035-0016 10/26/2016

Legal Description

BEG ON W LINE OF A RD 1978 FT N & 53.16 FT W OF SE COR SEC 4-T4N-R2W, SLM; TH W 356.84 FT; TH N 92 FT; TH E 349.68 FT TO W LINE OF PPTY CONV IN WARRANTY DEED RECORDED 10/25/2016 AS E# 2977327 BK 6630 PG 1745; TH ALG SD W LINE THE FOLLOWING COURSE: S'LY ALG THE ARC OF A 7162.31 FT RAD CURVE TO THE RIGHT A DIST OF 92.28 FT (LC BEARS S 04°27'05" E 92.28 FT) TO POB. CONT. 0.745 ACRES. (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
NATIONWIDE TITLE CLEARING INC NATIONWIDE TITLE CLEARING INC Grantor: MERS, Grantor: BEAM LENDING LLC, Grantor: RIVERS, ROD Grantee: BANGERTER, SHANE C Grantee: BANGERTER, CHRISTINE M	SUBSTITUTION OF TRUSTEE & RECEIVING AGENT	3417085	7840-285 5	08/28/2021	09/09/2021 15:53	\$0.00		0	3357204
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: BANGERTER, SHANE C Grantor: BANGERTER, CHRISTINE M Grantee: WDG SYRACUSE COMMONS LLC,	WARRANTY DEED	3408077	7820-513	08/10/2021	08/11/2021 10:15	\$10.00	y	0	
ASCENT FEDERAL CREDIT UNION ASCENT FEDERAL CREDIT UNION Grantor: ASCENT FEDERAL CREDIT UNION, BENE & STR Grantee: BANGERTER, SHANE C Grantee: BANGERTER, CHRISTINE M	SUBSTITUTION OF TRUSTEE & RECEIVING AGENT	3372798	7740-204 3	04/13/2021	04/16/2021 13:43	\$0.00		0	3229208
NATIONWIDE TITLE	SUBSTITUTION	3370793	7736-310	03/26/2021	04/12/2021	\$0.00		0	2838810

3408077
BK 7820 PG 513

E 3408077 B 7820 P 513-514
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/11/2021 10:15:00 AM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR STEWART TITLE INS AGI

MAIL TAX NOTICE TO:
WDG Syracuse Commons, LLC.
1572 N Woodland Park Dr, Ste 505
Layton, UT 84041

WARRANTY DEED

Shane C. Bangerter and Christine M. Bangerter, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to WDG Syracuse Commons, LLC., **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

Beginning on the West line of a road 1978 feet North and 33 feet West of the Southeast corner of Section 4, Township 4 North, Range 2 West, Salt Lake Meridian, in the Town of Syracuse, and running thence West 377 feet; thence North 92 feet; thence East 377 feet to the West line of said road; thence South 92 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for the widening of SR-108 (2000 West Street) known as Project No. S-0108(33)4, being part of an entire tract of property situate in the NE1/4 SE1/4 of Section 4, Township 4 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 existing Westerly right of way line of said highway SR-108 (2000 West Street) and the Southerly boundary line of said entire tract, which point is 1978.00 feet NORTH along the section line and 33.00 feet WEST from the Southeast corner of said Section 4; and running thence WEST 20.16 feet along said Southerly boundary line to the point of curvature of a non-tangent curve the left with a radius of 7162.31 feet at a point 65.83 feet radially distant Westerly from the right of way control line of said SR-108 (2000 West Street), opposite approximate Engineers Station 176+16.47; thence Northerly along said curve with an arc length of 92.28 feet, chord bears N.04°27'05"W. 92.28 feet to the Northerly boundary line of said entire tract at a point 67.69 feet radially distant Westerly from said right of way control line, opposite approximate Engineers Station 177+09.59; thence EAST 27.32 feet along said Northerly boundary line to said existing Westerly right of way line; thence SOUTH 92.00 feet along said existing Westerly 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.

Tax ID No.: 12-035-0114

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

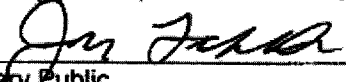
WITNESS, the hand of said grantor this ^{10thST} 9th day of August, 2021.

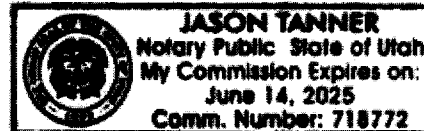

Shane C. Bangarter


Christine M. Bangarter

State of Utah
County of Davis

On this ^{10thST} 9th day of August, 2021, personally appeared before me, the undersigned Notary Public, Shane C. Bangarter and Christine M. Bangarter, 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 before 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.


Notary Public
My commission expires: 6/14/25





Goto Page...

Recorder (.../home) / Property Search

Property Search

Davis County Tax Information - Please Read

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Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/120350114/20>).

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:	2022 ▾
Parcel	
Serial Number:	120350114
Tax District:	0054
Legal Description:	BEG ON W LINE OF A RD 1978 FT N & 53.16 FT W OF SE COR SEC 4-T4N-R2W, SLM; TH W 356.84 FT; TH N 92 FT; TH E 349.68 FT TO W LINE OF PPTY CONV IN WARRANTY DEED RECORDED 10/25/2016 AS E# 2977327 BK 6630
SITUS Address:	322 S 2000 WEST SYRACUSE
Building/Land Values	
Acres:	0.75
Residence Year Built:	1973
Residence Square Feet:	1700

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):

Enter a Payoff Date to calculate the Delinquency Payoff Amount

Payoff Date: **05/22/2023**
Payoff Amount: **\$61.45**

05/22/2023



Submit

DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.

PLEASE NOTE: This payoff screen is provided as a source of information. Property taxes are collected by the Davis County Treasurer AS OF THE DATE OF RECEIPT, NOT POSTMARKED DATE. If you are using this screen to quote a payoff, please allow time for when the payment is RECEIVED by the Davis County Treasurer. If any payments are made between now and the date you send the payoff, the payoff amount will change. ALSO NOTE: If this parcel is eligible to go to Tax Sale there could be additional charges for Tax Sale costs.

2022 Tax Statement Recipient:

WDG SYRACUSE COMMONS LLC
C/O SPENCER WRIGHT
1178 WEST LEGACY CROSSING BLVD # 100
CENTERVILLE, UT 84014

2022 Total Market Value:

\$474,000.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$2,753.94	(\$67.17)	\$2,686.77	03/01/2023	\$0.00
2021	\$2,429.41	\$0.00	\$2,370.16		\$59.25
2020	\$2,151.78	\$0.00	\$2,151.78	11/25/2020	\$0.00
2019	\$1,999.17	\$0.00	\$1,999.17	11/08/2019	\$0.00
2018	\$1,803.63	\$0.00	\$1,803.63	11/16/2018	\$0.00
2017	\$1,696.99	\$0.00	\$1,696.99	11/29/2017	\$0.00

Terms of Use

Please Read - Do not use this page unless you understand and agree to all of the following:

Delinquent

Abstract- Serial Number: 12-035-0116

Abstract

Serial Number: 12-035-0116
 Tax District: 54
 Exempt: No
 Tax Name & Address for Tax Year ADDYR: WDG SYRACUSE LLC
 1178 WEST LEGACY CROSSING BLVD STE 100
 CENTERVILLE, UT 84014
 Situs Address: 334 S 2000 WEST
 SYRACUSE 84075
 Parcel Dates: 10/26/2016
 to
 Acres: 2.417

Dedication Plat

Plat: null

Parent / Child

Parent 12-035-0050 10/26/2016

Legal Description

A PART OF THE SE 1/4 OF SEC 4-T4N-R2W, SLM; BEG AT A PT ON SEC LINE 1870 FT N & W 46.27 FT FR SE COR OF SEC 4; TH W 712.73 FT; TH N 200 FT; TH E 349 FT; TH S 92 FT; TH E 356.84 FT, M/L, TO THE W'LY LINE OF PPTY CONV IN WARRANTY DEED RECORDED 10/26/2016 AS E#2977331 BK 6630 PG 1755; TH ALG SD LINE THE FOLLOWING COURSE: S'LY 108.22 FT ALG THE ARC OF A 7162.31 FT RAD CURVE TO THE RIGHT (LC BEARS S 03°38'58" E 108.22 FT) TO BEG. CONT. 2.417 ACRES. SUBJECT TO DESC EASEMENT. (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	Sec Also	XRefs (Book & Page)
FIRST AMERICAN TITLE FIRST AMERICAN TITLE Grantor: PALMER, PHILLIP TERRY TR Grantor: PALMER, DIANE ELAINE TR Grantor: PALMER FAMILY TRUST 03/10/2016 Grantee: WDG SYRACUSE LLC,	WARRANTY DEED	3423629	7855-166 7	09/30/2021	09/30/2021 14:38	\$10.00	y	120350120	
FIRST AMERICAN TITLE FIRST AMERICAN TITLE Grantor: AMERICA FIRST FEDERAL CREDIT UNION, Grantee: SMITH, BERNARD TR Grantee: SMITH, DELIA TR	RECONVEYAN CE	3311069	7629-323 9	10/22/2020	11/02/2020 15:32	\$0.00		0	3270460
FIRST AMERICAN TITLE FIRST AMERICAN TITLE Grantor: SMITH, BERNARD TR Grantor: SMITH, DELIA TR Grantor: BERNARD AND DELIA SMITH TRUST 04/13/2016 Grantee: PALMER, PHILLIP TERRY TR Grantee: PALMER, DIANE ELAINE TR Grantee: PALMER FAMILY	WARRANTY DEED	3293449	7596-778	09/15/2020	09/16/2020 10:58	\$10.00	y	0	

3423629
BK 7855 PG 1667

E 3423629 B 7855 P 1667-1669
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/30/2021 2:38:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITL

Recording Requested by:
First American Title Insurance Company
1795 E Legend Hills Drive, Ste 100
Clearfield, UT 84015
(801)825-1313

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
WDG Syracuse, LLC
1178 W. Legacy Crossing Blvd., Suite 100
Centerville, UT 84014

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

WARRANTY DEED

Escrow No. **14253-6157802 (vc)**
A.P.N.: **12-035-0116**

Phillip Terry Palmer and Diane Elaine Palmer, Trustees of the Palmer Family Trust dated March 10, 2016, Grantor, of **Syracuse, Davis County, State of UT**, hereby CONVEY AND WARRANT to

WDG Syracuse, LLC, Grantee, of **Centerville, Davis 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**:

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON SECTION LINE 1870 FEET NORTH FROM SOUTHEAST CORNER OF SECTION 4, THENCE WEST 759 FEET, THENCE NORTH 200 FEET, THENCE EAST 349 FEET, THENCE SOUTH 92 FEET, THENCE EAST 410 FEET, THENCE SOUTH 108 FEET TO BEGINNING. EXCEPTING THE EAST 33 FEET THEREOF FOR ROAD PURPOSES.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED ON OCTOBER 26, 2016 AS ENTRY NO. 2977331 IN BOOK 6630 AT PAGE 1755 AND CORRECTED IN A WARRANTY DEED RECORDED ON FEBRUARY 14, 2017 AS ENTRY NO. 3002480 IN BOOK 6703 AT PAGE 739 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF SR-108 (2000 WEST STREET) KNOWN AS PROJECT NO. S 0108(33)4, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

A.P.N.: 12-035-0116

Warranty Deed - continued

File No.: 14253-6157802 (vc)

BEGINNING AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY SR 108 (2000 WEST STREET) AND THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 1870.00 FEET NORTH ALONG THE SECTION LINE AND 33.00 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 4; AND RUNNING THENCE WEST 13.27 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 7162.31 FEET AT A POINT 63.65 FEET RADIALLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID SR-108 (2000 WEST STREET), OPPOSITE APPROXIMATE ENGINEERS STATION 175+07.29; THENCE NORTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 108.22 FEET, CHORD BEARS NORTH 03°38'58" WEST 108.22 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 65.83 FEET RADIALLY DISTANT WESTERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 176+16.47; THENCE EAST 20.16 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO SAID EXISTING WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 108.00 FEET ALONG SAID EXISTING WESTERLY 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.

(NOTE: ROTATE ABOVE BEARINGS 0°30'10" CLOCKWISE TO EQUAL HIGHWAY BEARINGS).

PARCEL 2:

BEGINNING ON THE SECTION LINE AT A POINT 2070.0 FEET NORTH AND WEST 60.32 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 698.68 FEET; THENCE NORTH 120.0 FEET, THENCE EAST 688.72 FEET; THENCE ALONG THE ARC OF A 7289.00 FEET RADIUS CURVE TO THE LEFT 19.47 FEET (LONG CHORD BEARS SOUTH 04°23'51" EAST 19.47 FEET); THENCE ALONG THE ARC OF A 7152.97 FEET RADIUS CURVE TO THE RIGHT 36.15 FEET (LONG CHORD BEARS SOUTH 04°19'45" EAST 36.15 FEET); THENCE ALONG THE ARC OF A 7162.31 FEET CURVE TO THE RIGHT 64.80 FEET (LONG CHORD BEARS SOUTH 05°04'47" EAST 64.80 FEET) TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **September 30, 2021**.

Phillip Terry and Diane Elaine Palmer- Trustees

Phillip Terry Palmer, Trustee
Phillip Terry Palmer, Trustee

Diane Elaine Palmer, Trustee
Diane Elaine Palmer, Trustee

A.P.N.: 12-035-0116

Warranty Deed - continued

File No.: 14253-6157802 (vc)

STATE OF Utah)
County of Davis) ss.

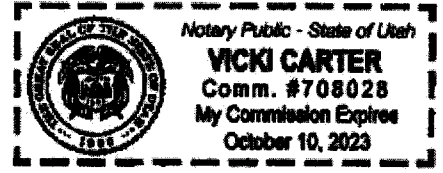
On 9/30/21, before me, the undersigned Notary Public, personally appeared **Phillip Terry Palmer and Diane Elaine Palmer, Trustees of the Palmer Family Trust dated March 10, 2016**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are 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:

[Signature]
Notary Public

10/10/23



Goto Page...

Recorder (.../home) / Property Search

Property Search

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Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:	2022 ▾
Parcel	
Serial Number:	120350116
Tax District:	0054
Legal Description:	A PART OF THE SE 1/4 OF SEC 4-T4N-R2W, SLM; BEG AT A PT ON SEC LINE 1870 FT N & W 46.27 FT FR SE COR OF SEC 4; TH W 712.73 FT; TH N 200 FT; TH E 349 FT; TH S 92 FT; TH E 356.84 FT, M/L, TO THE W'LY LI
SITUS Address:	334 S 2000 WEST SYRACUSE
Building/Land Values	
Acres:	2.42
Residence Year Built:	1965
Residence Square Feet:	1404

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2022 Tax Statement Recipient:	WDG SYRACUSE LLC 1178 WEST LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
2022 Total Market Value:	\$613,000.00

Recent Tax History

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Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$4,612.34	(\$112.50)	\$4,499.84	03/01/2023	\$0.00
2021	\$3,991.42	\$0.00	\$3,991.42	10/04/2021	\$0.00
2020	\$3,587.52	\$0.00	\$3,587.52	01/20/2021	\$0.00
2019	\$3,384.91	\$0.00	\$3,384.91	10/08/2019	\$0.00
2018	\$3,076.28	\$0.00	\$3,076.28	11/13/2018	\$0.00
2017	\$2,734.77	\$0.00	\$2,734.77	11/09/2017	\$0.00

Terms of Use

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- The contents of this website are provided for informational purposes only. The contents of this page should not be considered suitable for use on any legal documents, or for any legal purposes, or as an adequate source for any news reports.

Abstract- Serial Number: 12-035-0120

Abstract

Serial Number: 12-035-0120
 Tax District: 54
 Exempt: No
 Tax Name & Address for Tax Year ADDYR: WDG SYRACUSE LLC
 1178 WEST LEGACY CROSSING BLVD STE 100
 CENTERVILLE, UT 84014
 Situs Address: 320 S 2000 WEST
 SYRACUSE 84075
 Parcel Dates: 10/26/2016
 to
 Acres: 1.911

Dedication Plat

Plat: null

Parent / Child

Parent 12-035-0014 10/26/2016

Legal Description

BEG ON THE SEC LINE AT A PT 2070.0 FT N & W 60.32 FT FR THE SE COR OF SEC 4-T4N-R2W, SLB&M; & RUN TH W 698.68 FT; TH N 120.0 FT; TH E 688.72 FT; TH ALG THE ARC OF A 7289.00 FT RADIUS CURVE TO THE LEFT 19.47 FT (LC BEARS S 04°23'51" E 19.47 FT); TH ALG THE ARC OF A 7152.97 FT RADIUS CURVE TO THE RIGHT 36.15 FT (LC BEARS S 04°19'45" E 36.15 FT); TH ALG THE ARC OF A 7162.31 FT CURVE TO THE RIGHT 64.80 FT (LC BEARS S 05°04'47" E 64.80 FT) TO THE POB. CONT. 1.911 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
FIRST AMERICAN TITLE FIRST AMERICAN TITLE Grantor: PALMER, PHILLIP TERRY TR Grantor: PALMER, DIANE ELAINE TR Grantor: PALMER FAMILY TRUST 03/10/2016 Grantee: WDG SYRACUSE LLC,	WARRANTY DEED	3423629	7855-166 7	09/30/2021	09/30/2021 14:38	\$10.00	y	120350116	
Grantor: PALMER, DIANE ELAINE TR Grantor: PALMER, PHILLIP TERRY TR Grantor: DIANE ELAINE PALMER FAMILY PROTECTION TRUST 01/18/1991 Grantee: UTAH DEPARTMENT OF TRANSPORTATION UTAH DEPARTMENT OF TRANSPORTAT UTAH DEPARTMENT OF TRANSPORTAT	EASEMENT	3002491	6703-768	01/23/2017	02/14/2017 15:41	\$10.00		0	2977342
Grantor: PALMER, DIANE ELAINE TR Grantor: PALMER, PHILLIP TERRY TR Grantor: DIANE ELAINE PALMER FAMILY PROTECTION TRUST 01/18/1991 Grantee: ROCKY MOUNTAIN POWER UTAH DEPARTMENT	R/W AND EASEMENT GRANT	3002490	6703-765	01/23/2017	02/14/2017 15:41	\$0.00		0	2977341

3423629
BK 7855 PG 1667

E 3423629 B 7855 P 1667-1669
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/30/2021 2:38:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITL

Recording Requested by:
First American Title Insurance Company
1795 E Legend Hills Drive, Ste 100
Clearfield, UT 84015
(801)825-1313

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
WDG Syracuse, LLC
1178 W. Legacy Crossing Blvd., Suite 100
Centerville, UT 84014

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

WARRANTY DEED

Escrow No. **14253-6157802 (vc)**
A.P.N.: **12-035-0116**

Phillip Terry Palmer and Diane Elaine Palmer, Trustees of the Palmer Family Trust dated March 10, 2016, Grantor, of **Syracuse, Davis County, State of UT**, hereby CONVEY AND WARRANT to

WDG Syracuse, LLC, Grantee, of **Centerville, Davis 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**:

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON SECTION LINE 1870 FEET NORTH FROM SOUTHEAST CORNER OF SECTION 4, THENCE WEST 759 FEET, THENCE NORTH 200 FEET, THENCE EAST 349 FEET, THENCE SOUTH 92 FEET, THENCE EAST 410 FEET, THENCE SOUTH 108 FEET TO BEGINNING. EXCEPTING THE EAST 33 FEET THEREOF FOR ROAD PURPOSES.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED ON OCTOBER 26, 2016 AS ENTRY NO. 2977331 IN BOOK 6630 AT PAGE 1755 AND CORRECTED IN A WARRANTY DEED RECORDED ON FEBRUARY 14, 2017 AS ENTRY NO. 3002480 IN BOOK 6703 AT PAGE 739 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF SR-108 (2000 WEST STREET) KNOWN AS PROJECT NO. S 0108(33)4, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

A.P.N.: 12-035-0116

Warranty Deed - continued

File No.: 14253-6157802 (vc)

BEGINNING AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY SR 108 (2000 WEST STREET) AND THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 1870.00 FEET NORTH ALONG THE SECTION LINE AND 33.00 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 4; AND RUNNING THENCE WEST 13.27 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 7162.31 FEET AT A POINT 63.65 FEET RADially DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID SR-108 (2000 WEST STREET), OPPOSITE APPROXIMATE ENGINEERS STATION 175+07.29; THENCE NORTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 108.22 FEET, CHORD BEARS NORTH 03°38'58" WEST 108.22 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 65.83 FEET RADially DISTANT WESTERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 176+16.47; THENCE EAST 20.16 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO SAID EXISTING WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 108.00 FEET ALONG SAID EXISTING WESTERLY 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.

(NOTE: ROTATE ABOVE BEARINGS 0°30'10" CLOCKWISE TO EQUAL HIGHWAY BEARINGS).

PARCEL 2:

BEGINNING ON THE SECTION LINE AT A POINT 2070.0 FEET NORTH AND WEST 60.32 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 698.68 FEET; THENCE NORTH 120.0 FEET, THENCE EAST 688.72 FEET; THENCE ALONG THE ARC OF A 7289.00 FEET RADIUS CURVE TO THE LEFT 19.47 FEET (LONG CHORD BEARS SOUTH 04°23'51" EAST 19.47 FEET); THENCE ALONG THE ARC OF A 7152.97 FEET RADIUS CURVE TO THE RIGHT 36.15 FEET (LONG CHORD BEARS SOUTH 04°19'45" EAST 36.15 FEET); THENCE ALONG THE ARC OF A 7162.31 FEET CURVE TO THE RIGHT 64.80 FEET (LONG CHORD BEARS SOUTH 05°04'47" EAST 64.80 FEET) TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **September 30, 2021**.

Phillip Terry and Diane Elaine Palmer- Trustees

Phillip Terry Palmer, Trustee
Phillip Terry Palmer, Trustee

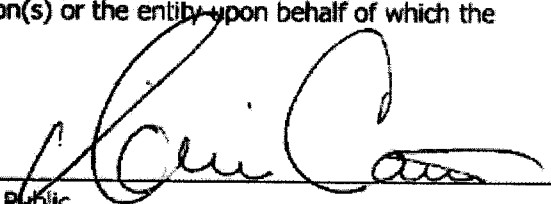
Diane Elaine Palmer, Trustee
Diane Elaine Palmer, Trustee

STATE OF Utah)
County of Davis) ss.

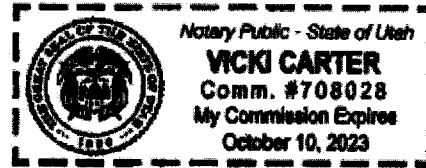
On 9/30/21, before me, the undersigned Notary Public, personally appeared **Phillip Terry Palmer and Diane Elaine Palmer, Trustees of the Palmer Family Trust dated March 10, 2016**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are 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:


Notary Public

10/10/23



Recorder (../home) / Property Search

Property Search

Davis County Tax Information - Please Read

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Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/120350120/20>).

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.	
Year:	<input type="text" value="2022"/>
Parcel	
Serial Number:	120350120
Tax District:	0054
Legal Description:	BEG ON THE SEC LINE AT A PT 2070.0 FT N & W 60.32 FT FR THE SE COR OF SEC 4-T4N-R2W, SLB&M; & RUN TH W 698.68 FT; TH N 120.0 FT; TH E 688.72 FT; TH ALG THE ARC OF A 7289.00 FT RADIUS CURVE TO THE LEFT
SITUS Address:	320 S 2000 WEST SYRACUSE
Building/Land Values	
Acres:	1.91
Residence Year Built:	1966
Residence Square Feet:	1766

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2022 Tax Statement Recipient:	WDG SYRACUSE LLC 1178 WEST LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
2022 Total Market Value:	\$651,000.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$4,457.88	(\$108.73)	\$4,349.15	03/01/2023	\$0.00
2021	\$3,832.36	\$0.00	\$3,832.36	10/04/2021	\$0.00
2020	\$3,630.78	\$0.00	\$3,630.78	11/12/2020	\$0.00
2019	\$3,843.16	\$0.00	\$3,843.16	11/21/2019	\$0.00
2018	\$3,496.80	\$0.00	\$3,496.80	11/30/2018	\$0.00
2017	\$3,119.15	\$0.00	\$3,119.15	11/27/2017	\$0.00

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Abstract- Serial Number: 12-035-0124

Abstract

Serial Number: 12-035-0124

Tax District: 54

Exempt: No

Tax Name & Address for Tax Year
ADDYR: WDG SYRACUSE LLC
1178 WEST LEGACY CROSSING BLVD STE 100
CENTERVILLE, UT 84014

Situs Address: 368 S 2000 WEST
SYRACUSE 84075

Parcel Dates: 11/28/2016
to

Acres: 1.972

Dedication Plat

Plat: null

Parent / Child

Parent 12-035-0017 11/28/2016

Legal Description

BEG AT A PT ALG THE SEC LINE 1750 FT N & W 40.54 FT FR SE COR SE 1/4 SEC 4-T4N-R2W, SLB&M; TH W 718.46 FT; TH N 120 FT; TH E 718.46 FT; TH S'LY ALG THE ARC OF A 7162.31 FT RADIUS CURVE TO THE RIGHT A DIST OF 120.14 FT (LC BEARS S 02°44'10" E 120.14 FT) TO POB. CONT. 1.972 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
ROSENBERG MENDLIN & ROSEN LLP ROSENBERG MENDLIN & ROSEN LLP Grantor: HOPKINS, BROOKE Grantee: HENNINGTON, ALONZO	SPECIAL WARRANTY DEED	3507269	8133-307	11/05/2022	11/14/2022 10:11	\$10.00		0	
WDG SYRACUSE LLC WDG SYRACUSE LLC Grantor: WDG SYRACUSE LLC, Grantee: HOPKINS, BROOKE	SPECIAL WARRANTY DEED	3507268	8133-305	09/01/2022	11/14/2022 10:09	\$10.00		0	
NATIONWIDE TITLE CLEARING INC NATIONWIDE TITLE CLEARING INC Grantor: MERS, Grantor: BANK OF ENGLAND, Grantor: RIVERS, ROD Grantee: COX, JONATHAN R Grantee: MYERS, H MICHELE	SUBSTITUTION OF TRUSTEE & RECEIVING AGENT	3430881	7874-207 9	10/12/2021	10/27/2021 15:33	\$0.00		0	3060764
AMICUS TITLE & ESCROW SERVICES AMICUS TITLE & ESCROW SERVICES Grantor: MYERS, H MICHELE TR Grantor: COX, JONATHAN R TR	WARRANTY DEED	3423432	7855-545	09/29/2021	09/30/2021 10:55	\$10.00	y	0	

3423432
BK 7855 PG 545

E 3423432 B 7855 P 545-546
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/30/2021 10:55:00 AM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR AMICUS TITLE & ESCRO

Amicus Title & Escrow Services, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
WDG Syracuse, LLC
1178 W Legacy Crossing Blvd., Suite 100
Centerville, UT 84014
File No.: AM0772-HJ

WARRANTY DEED

GRANTOR(S): H. Michele Myers and Jonathan R. Cox, Trustees of The Jonathan R. Cox and H. Michele Myers Revocable Living Trust dated July 18, 2006

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): WDG Syracuse, LLC, a Utah limited liability company

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Davis County, State of UTAH:

Beginning on the Section line 1750 feet North from the Southeast corner of the Southeast quarter of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, thence West 759 feet; North 120 feet; East 759 feet; South 120 feet, to the point of beginning. Except for the East 33 feet for the road.

Less and Except that certain lot, tract, piece or parcel of land, containing 0.028 acres, more or less, conveyed to Utah Department of Transportation by Deed from H. Michele Myers and Jonathan R. Cox Trustees of the Jonathan R. Cox and H. Michele Myers Revocable Living Trust dated July 18, 2006, dated and recorded 11/28/2016 in/under Book 6650 Page 2746.

Tax Parcel No.: 12-035-0124

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 29th day of September, 2021.

The Jonathan R. Cox and H. Michele Myers
Revocable Living Trust dated July 18, 2006

BY: H. Michele Myers
H. Michele Myers
Trustee

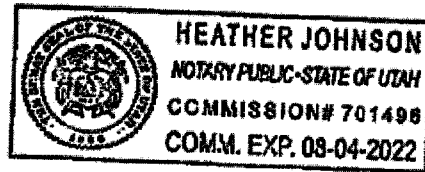
BY: Jonathan R. Cox
Jonathan R. Cox
Trustee

State of Utah)
)ss.

County of Davis

On this 29 day of September 2021, personally appeared before me H. Michele Myers and Jonathan R. Cox, Trustees of The Jonathan R. Cox and H. Michele Myers Revocable Living Trust dated July 18, 2006, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.
[Signature]
Notary Public





Goto Page...

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Property Search

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Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:	<input type="text" value="2022"/> <input type="button" value="v"/>
Parcel	
Serial Number:	120350124
Tax District:	0054
Legal Description:	BEG AT A PT ALG THE SEC LINE 1750 FT N & W 40.54 FT FR SE COR SE 1/4 SEC 4-T4N-R2W, SLB&M; TH W 718.46 FT; TH N 120 FT; TH E 718.46 FT; TH S'LY ALG THE ARC OF A 7162.31 FT RADIUS CURVE TO THE RIGHT A
SITUS Address:	368 S 2000 WEST SYRACUSE
Building/Land Values	
Acres:	1.97
Residence Year Built:	1962
Residence Square Feet:	1125

Tax Information

Empty box for tax information details.

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2022 Tax Statement Recipient:	WDG SYRACUSE LLC 1178 WEST LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
2022 Total Market Value:	\$451,000.00

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Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$3,292.22	\$0.00	\$3,292.22	12/12/2022	\$0.00
2021	\$2,947.69	\$0.00	\$2,947.69	01/24/2022	\$0.00
2020	\$2,588.92	\$0.00	\$2,588.92	11/25/2020	\$0.00
2019	\$2,476.51	\$0.00	\$2,476.51	11/25/2019	\$0.00
2018	\$2,235.76	\$0.00	\$2,235.76	11/19/2018	\$0.00
2017	\$1,979.33	\$0.00	\$1,979.33	11/20/2017	\$0.00

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