

MISS

When recorded mail to:  
Bradley R. Jones  
BRADLEY R. JONES, P.C.  
765 E. 9000 S., Suite A-1  
Sandy, UT 84094



\*W2611749\*

E# 2611749 PG 1 OF 1  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
21-DEC-12 935 AM FEE \$10.00 DEP JKC  
REC FOR: DONALD HIGGS

Mail tax notices to:  
Donald E. Higgs  
5760 South 1150 West  
Ogden, UT 84405

Serial #: 12-070-0004

Space above this line for Recordors use

**Warranty Deed**

Donald E. Higgs as Grantor hereby Conveys and Warrants to Lynn Mobile Home Park, LLC organized on December 19, 2012, as Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration the following described tract of land in Weber County, State of Utah:

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U. S. SURVEY: BEGINNING 179.52 FEET NORTH, 522.25 FEET EAST, AND 256 FEET NORTH 1D23' EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST 81.45 FEET, THENCE NORTH 1D23' EAST 78 FEET, THENCE EAST 150 FEET, MORE OR LESS, TO WEST LINE OF STREET, THENCE NORTH 0D50' 15" EAST TO THE CENTER OF THE LYNNE DITCH, THENCE NORTHWESTERLY ALONG CENTER OF SAID DITCH TO A POINT 81.45 FEET EAST AND 583 FEET, MORE OR LESS, NORTH 1D23' EAST FROM THE POINT OF BEGINNING, THENCE NORTH 1D23' EAST 8 FEET TO THE EAST BANK OF THE LYNNE DITCH, THENCE NORTHWESTERLY TO A POINT 254 FEET NORTH 1D23' EAST 77.45 FEET, NORTH 89D12'45" WEST 372 FEET, NORTH 1D23' EAST AND 131 FEET SOUTH 89D12' 45" EAST FROM THE POINT OF BEGINNING, THENCE NORTH 89D12' 45" WEST 131 FEET, THENCE SOUTH 1D23' WEST 97.03 FEET, THENCE NORTH 89D12' 45" WEST 70 FEET, THENCE WEST 30 FEET; THENCE SOUTH 233.25 FEET; THENCE EAST 84 FEET; THENCE SOUTH 97 FEET; THENCE EAST 12 FEET; THENCE NORTH 344 FEET; THENCE EAST 81.45 FEET; THENCE SOUTH 88 FEET; THENCE SOUTH 1D23' WEST 466.72 FEET TO BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EXISTING RIGHT-OF-WAYS.

SUBJECT TO all easements, covenants, restrictions, liens, encumbrances, rights of way, reservations and taxes of record or enforceable at law or in equity.

WITNESS this 19 day of December 2012.

*Donald E. Higgs*  
Grantor: Donald E. Higgs

STATE OF UTAH }  
COUNTY OF SALT LAKE } ss.

On the 19 day of December 2012, personally appeared before me Donald E. Higgs, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

*James R. Boud*  
Notary Public, Residing in Salt Lake County, State of Utah





\*W3173410\*

Mail Recorded Deed and Tax Notice To:  
Lynn Mobile Home Park, LLC  
5760 South 1150 West  
Riverdale, UT 84405

E# 3173410 PG 1 OF 12  
Leann H. Kilts, WEBER COUNTY RECORDER  
04-Aug-21 0440 PM FEE \$40.00 DEP PC  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 143720-LMF

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## WARRANTY DEED

Lynn Mobile Home Park, LLC

**GRANTOR(S)** of Riverdale, State of Utah, hereby Conveys and Warrants to

Lynn Mobile Home Park, LLC

**GRANTEE(S)** of Riverdale, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 12-070-0004 (for reference purposes only)

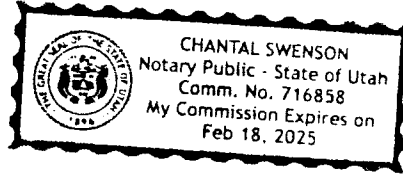
**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 27 day of July, 2021.

Lynn Mobile Home Park, LLC.

BY: Donald E. Higgs  
Donald E. Higgs  
Trustee of the Donald E. Higgs Revocable  
Trust,  
Member



STATE OF Utah

COUNTY OF Weber

On this 27 day of July, 2021, before me, personally appeared Donald E. Higgs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same as Trustee of the Donald E. Higgs Revocable Trust, Member of Lynn Mobile Home Park, LLC.

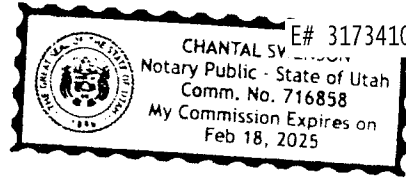
Chantal Swenson  
Notary Public

Lynn Mobile Home Park, LLC

*Margaret Orelene Higgs*

BY:

Margaret Orelene Higgs  
Trustee of the Margaret Orelene Higgs  
Revocable Trust,  
Member



STATE OF Utah

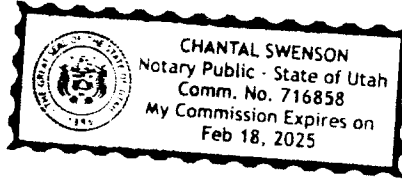
COUNTY OF Weber

On this 27 day of July, 2021, before me, personally appeared Margaret Orelene Higgs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same as Trustee of the Margaret Orelene Higgs Revocable Trust, Member of Lynn Mobile Home Park, LLC.

*Chantal Svendsen*  
Notary Public

Lynn Mobile Home Park, LLC

BY: Wayne D. Higgs  
Wayne D. Higgs  
Manager of Higgs Auto, LLC,  
Member



STATE OF Utah

COUNTY OF Weber

On this 27 day of July, 2021, before me, personally appeared Wayne D. Higgs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Higgs Auto, LLC, Member of Lynn Mobile Home Park, LLC.

Chantal Swenson  
Notary Public

Lynn Mobile Home Park, LLC

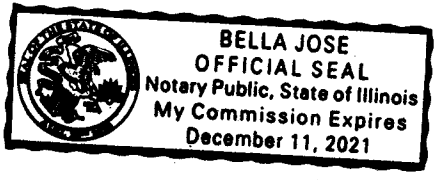
BY: Ronald A. Higgs  
Donald A. Higgs  
Member

STATE OF IL

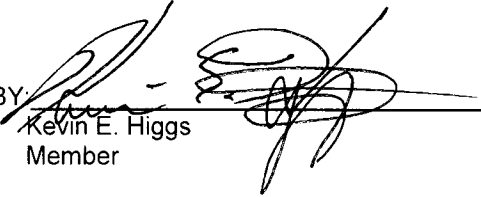
COUNTY OF Cook

On this 2 day of ~~July~~ August, 2021, before me, personally appeared Donald A. Higgs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Lynn Mobile Home Park, LLC.

Bella Jose  
Notary Public



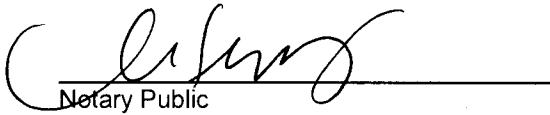
Lynn Mobile Home Park, LLC

BY:   
Kevin E. Higgs  
Member

STATE OF UTAH

COUNTY OF DAVIS

On this 2 day of ~~July~~ August, 2021, before me, personally appeared Kevin E. Higgs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Lynn Mobile Home Park, LLC.

  
Notary Public



Lynn Mobile Home Park, LLC

BY: Julie O. Talbot member  
Julie O. Talbot  
Member

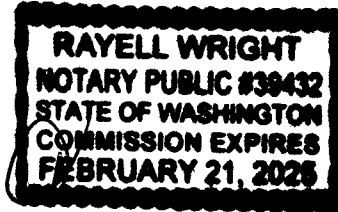
STATE OF WA

COUNTY OF PICKE

On this 27<sup>th</sup> day of July, 2021, before me, personally appeared Julie O. Talbot, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Lynn Mobile Home Park, LLC.

[Signature]  
Notary Public

**Rayell Wright**





Lynn Mobile Home Park, LLC

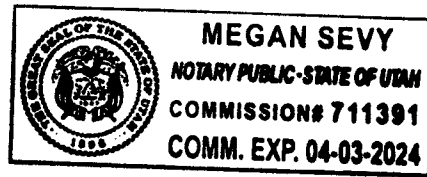
BY: Susan E. Behr  
Susan E. Behr  
Member

STATE OF UTAH

COUNTY OF DAVIS

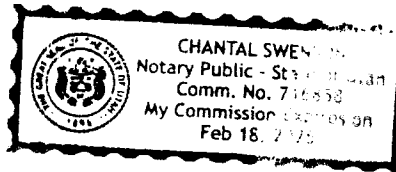
On this 2 day of ~~July~~ August, 2021, before me, personally appeared Susan E. Behr, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Lynn Mobile Home Park, LLC.

[Signature]  
Notary Public



Lynn Mobile Home Park, LLC

BY: Rebecca L. Birchum  
Rebecca L. Birchum  
Member



CHANTAL SWENSON  
STATE OF UTAH  
716858  
Feb. 25, 2025

STATE OF Utah

COUNTY OF Weber

On this 27 day of July, 2021, before me, personally appeared Rebecca L. Birchum, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Lynn Mobile Home Park, LLC.

Chantal Swenson  
Notary Public

**EXHIBIT A**  
**Legal Description**

## EXHIBIT A

A parcel of land, situate in the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Ogden, Utah, more particularly described as follows:

Beginning at a point North 179.52 feet and East 522.25 feet and North 01°23'00" East 256.00 feet from the Center Quarter of said Section 17, said point also being North 89°10'10" West 343.00 feet along the centerline of 4<sup>th</sup> Street to the centerline of Childs Avenue and North 00°50'15" East 332.84 feet along the centerline of Childs Avenue, and West 261.27 feet from the centerline street monument in the intersection of 4<sup>th</sup> Street and Grant Avenue, said point being the Northwest corner of the parcel of land conveyed to Kirk L. Jones in that certain Warranty deed recorded March 14, 2011 as Entry No. 2519175, and running thence East along the North line of said parcel 81.45 feet; to the westerly line of the parcel of land conveyed to Ralph J. Kunz and Jackie I. Kunz, husband and wife, as joint tenants, in that certain Warranty Deed recorded January 13, 1994 as Entry No. 1268838; thence North 01°23'00" East along said westerly line and the extension thereof 78.00 feet, to the Northwest corner of the parcel of land conveyed to Laurie Read Della Lucia, Trustee of the Laurie Read Della Lucia Revocable Living Trust dated April 19, 2006, as amended; thence East along the northerly line of said parcel 149.08 feet, more or less, to the West line of Childs Avenue; thence North 00°50'15" East 392.08 feet along the West line of Childs Avenue to the center of the Lynne Ditch; thence North 56°49'00" West 85.37 feet along the center of the Lynne Ditch; thence North 45°06'28" West 91.39 feet along the center of the Lynne Ditch; thence North 01°23'00" East 8.00 feet to the East bank of the Lynne Ditch; thence North 29°02'16" West 46.83 feet, more or less, to the southerly line of the parcel of land conveyed to Alan R Jasch, Trustee of the Alan R. Jasch Revocable Living Trust dated the 22<sup>nd</sup> day of February, 2017; thence North 89°12'45" West along said southerly line 142.46 feet, more or less, to the East line of Lot 1, Leavitt Field Subdivision, the plat of which was recorded in the office of the Weber County Recorder on March 21, 2006 as Entry No. 2167388; thence South 01°23'00" West 88.04 feet along said East line and to the Southeast Corner of said Lot 1, Leavitt Field Subdivision; thence North 89°12'45" West 70.00 feet along the South line of said Lot 1, to and along the South line of Lot 2 of said Leavitt Field Subdivision, to the Northeast corner of Lot 4 of said Leavitt Field Subdivision; thence South 01°23'00" West 476.96 feet along the East line of said Lot 4, to and along the East line of Lot 8 of said Leavitt Field Subdivision, and to and along the East line of Lot 6 of said Leavitt Field Subdivision to the Southeast corner of said Lot 6; thence North 89°12'45" West along the South line of Lot 6 of said Leavitt Field Subdivision 26.98 feet, more or less, to the easterly line of the parcel of land conveyed to David M. Mittelstaedt, an unmarried man, in that certain Warranty Deed recorded December 9, 2009 as Entry No. 2448792; thence South 01°23'00" West along said easterly line and the extension thereof 233.25 feet, to the Northwest corner of the parcel of land conveyed to Jennifer Whitby, a single woman, in that certain Warranty Deed recorded April 16, 2020 as Entry No. 3048126; thence East along the northerly line of said parcel 81.86 feet, more or less, to the Northeast corner thereof; thence South 01°23'00" West along the easterly line of said parcel 97.48 feet, more or less, to the North line of 4<sup>th</sup> Street; thence South 89°09'47" East 12.00 feet along the North line of 4<sup>th</sup> Street; to the westerly line of the parcel of land conveyed to Leola F. Jensen and Alan Dale Johnson, as joint tenants, in that certain Quit Claim Deed recorded April 21, 2011 as Entry No. 2524164; thence North 01°23'00" East along said westerly line and the extension thereof

350.25 feet, more or less, to the Northwest corner of "Parcel 1" conveyed to Froilan Jorge Garcia and Jorge Alfredo Garcia as joint tenants in that certain Warranty Deed recorded February 1, 2021 as Entry No. 3122636; thence East along the northerly line of said parcel 81.45 feet to the Northeast corner thereof; thence South 01°23'00" West along the easterly line of said parcel 88.00 feet to the point of beginning.