



\*W3097641\*

E# 3097641 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
30-Oct-20 0226 PM FEE \$40.00 DEP PC\  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:  
Chance Hansen and Chelsea Hansen  
1224 N 5900 W  
Ogden, UT 84404



File No.: 134823-LMP

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## WARRANTY DEED

Michael G. Olsen and Juliann Olsen, as joint tenants

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

Chance Hansen and Chelsea Hansen

**GRANTEE(S)** of Huntsville, 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:


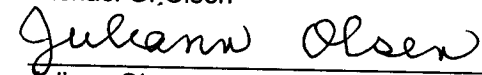
Part of the Southeast quarter of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of Lot 1, Poverty Flats Subdivision Phase 1; thence North 57°18'00" East 282.05 feet; thence South 11 feet; thence East to road; thence Southerly along the West line of road 224.21 feet, more or less; thence South 89°14'03" West 303.74 feet; thence South 57°37'33" West 192.55 feet; thence North 24°55'14" West 203.22 feet to the point of beginning.

**TAX ID NO.:** 21-005-0006 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 29th day of October, 2020.

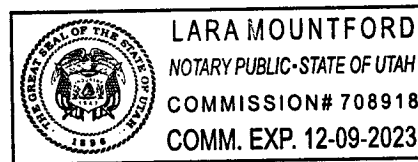
  
\_\_\_\_\_  
Michael G. Olsen  
  
\_\_\_\_\_  
Juliann Olsen

STATE OF UTAH

COUNTY OF DAVIS

The foregoing instrument was acknowledged before me this 29th of October, 2020 by Michael G. Olsen and Juliann Olsen.

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





\*W3111776\*

**When Recorded Return To:**

Chance and Chelsea Hansen  
1224 North 5900 West  
Ogden, Utah 84404

E# 3111776 PG 1 OF 6  
LEANN H KILTS, WEBER COUNTY RECORDER  
21-DEC-20 1258 PM FEE \$40.00 DEP PV  
REC FOR: CHANCE HANSEN

Effects Tax Parcels: 22-05-0006 and 22-05-0046

**PARCEL LINE ADJUSTMENT – QUIT CLAIM DEED**

Pursuant to **Utah Code Ann. § 17-27a-522**, and in conformance with **Utah Code Ann. § 57-1-45**, We, Ralph H. Hansen and Helen S. Hansen, as Co-Trustees of The Ralph H. Hansen and Helen S. Hansen Living Trust, UAD April 29, 2017, residing at 1221 North 7800 East, Huntsville, Utah 84317, Owners of Tax Parcel **21-005-0046** of the Weber County Records, and We, Chance Hansen and Chelsea Hansen, residing at 1224 North 5900 West, Ogden, Utah 84404, Owners of Tax Parcel **21-005-0006** desire to change the parcel line configuration of the two (2) aforesaid parcels.

The descriptions of the original parcels, two (2) in number, and the parcels in their new configuration, two (2) in number, are set forth in Exhibit A.

The boundaries of the aforesaid parcels are depicted in their current and adjusted configuration on that certain Record of Survey & Boundary Line Agreement, performed by Boundary Consultants, Inc. certified by David E. Hawkes, P.L.S., dated November 23, 2020, filed in the Office of the Weber County Surveyor November 24, 2020 as Survey Number 6690, are set forth in Exhibit B.

In order to effectuate this Parcel Line Adjustment We, Ralph H. Hansen and Helen S. Hansen, as Co-Trustees of The Ralph H. Hansen and Helen S. Hansen Living Trust, UAD April 29, 2017 hereby Quit Claim to Chance Hansen and Chelsea Hansen all that land encompassed by and described in the “Adjusted Description” for Weber County Tax Parcel 21-005-0006 and hereby Quit Claim to Ralph H. Hansen and Helen S. Hansen, as Co-Trustees of The Ralph H. Hansen and Helen S. Hansen Living Trust, UAD April 29, 2017, all that land encompassed by and described in the “Adjusted Description” for Weber County Tax Parcel 21-005-0046. And We, Chance Hansen and Chelsea Hansen hereby Quit Claim to Chance Hansen and Chelsea Hansen all that area contained in the “Adjusted Description” for Weber County Tax Parcel 21-005-0006.

Dated this 10 day of December, 2020.

**THE RALPH H. HANSEN and HELEN S. HANSEN LIVING TRUST, UAD April 29, 2017**

Ralph H. Hansen  
Ralph H. Hansen, Co-Trustee

Helen S. Hansen  
Helen S. Hansen, Co-Trustee

**ACKNOWLEDGEMENT**

On the 10 day of December, 2020, personally appeared before me Ralph H. Hansen and Helen S. Hansen, who being sworn, did say that they are Co-Trustees of The Ralph H. Hansen and Helen S. Hansen Living Trust, UAD April 29, 2017, who acknowledged before me that they executed the foregoing document for the purposes stated therein.

Notary Public



Heather Paquette  
My Commission Expires: April 15, 2021  
Residing at: 225 N Central Blvd, Quartzsite  
AZ 85346

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**CHANCE HANSEN**

\_\_\_\_\_  
Chance Hansen

**ACKNOWLEDGEMENT**

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me Chance Hansen, who acknowledged before me that he executed the foregoing document for the purposes stated therein.

Notary Public

\_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Residing at: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**CHELSEA HANSEN**

\_\_\_\_\_  
Chelsea Hansen

**ACKNOWLEDGEMENT**

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me Chelsea Hansen, who acknowledged before me that she executed the foregoing document for the purposes stated therein.

Notary Public

\_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Residing at: \_\_\_\_\_

**EXHIBIT A****Parcel Line Adjustment Legal Descriptions****EXTANT DESCRIPTIONS:****PARCEL 21-005-0006, ENTRY #3097641:**

Part of the Southeast Quarter of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of Lot 1, Poverty Flats Subdivision Phase 1; thence North 57°18'00" East 282.50 feet; thence SOUTH 11 feet; thence EAST to road; thence Southerly along the West line of road 224.21 feet, more or less; thence South 89°14'03" West 303.74 feet; thence South 57°37'33" West 192.55 feet; North 24°55'14" West 203.22 feet to the point of beginning.

**PARCEL 21-005-0046, ENTRY #2915840:**

A parcel of land lying and situate in the South Half of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising the adjusted 36.24 acres of Weber County Tax Parcels 21-005-0008 and 21-005-0015. Basis of Bearing for subject parcel being North 89°55'06" West 1457.00 feet (measured) between the Weber County brass cap witness monument in the intersection of 7900 East Street and Stoker Lane and the Weber County brass cap monument witnessing the South Quarter Corner of said Section 6. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's brass cap witness monument to the Southeast Corner of said Section, said monument being in the intersection of 7900 East Street and Stoker Lane, thence North 01°03'59" West 718.79 feet to the TRUE POINT OF BEGINNING;

Thence the following two (2) courses coincident with the perimeter of Tax Parcel 21-005-0029 1) South 88°41'52" West 335.75 feet to a number five rebar and cap stamped "LS 356548"; 2) South 00°56'35" East 139.18 feet to a number five rebar and cap stamped "LS 356548"; Thence South 57°33'16" West 510.74 feet along a fence line and the prolongation thereof to a number five rebar and cap stamped "LS 356548"; Thence continuing along said fence line and an acquiesced boundary line South 58°07'38" West 374.39 feet to a number five rebar and cap stamped "LS 356548"; Thence North 29°46'16" West 260.00 feet to a number five rebar and cap stamped "LS 356548"; Thence South 72°25'12" West 259.47 feet to a point in an ancient fence line and a number five rebar and cap stamped "LS 356548"; Thence South 03°52'10" East 240.34 feet to a point on the south line of the Southeast Quarter of said Section 6; Thence South 88°41'52" West 211.92 feet coincident with said Quarter Section line to the South Quarter Corner thereof; Thence South 88°55'58" West 545.12 feet; Thence North 00°09'08" West 228.76 feet; Thence North 88°41'52" East 551.93 feet; Thence North 01°31'28" East 1099.58 feet; Thence North 88°53'36" East 508.79 feet to a number five rebar and cap stamped "LS 356548"; Thence South 01°06'24" East 311.50 feet to a number five rebar and cap stamped "LS 356548"; Thence North 88°39'34" East 739.48 feet to a number five rebar and cap stamped "LS 356548"; Thence North 41°30'00" East 200.34 feet to a number five rebar and cap stamped "LS 356548"; Thence North 26°10'34" East 144.06 feet to a number five rebar and cap stamped "LS 356548"; Thence North 88°53'36" East 526.18 feet to a point in the center line of 7900 East Street; Thence the following two (2) courses along the centerline of said street 1) South 31°05'21" West 693.24 feet; 2) South 01°20'55" East 26.08 feet to the point of beginning.

**NEW DESCRIPTIONS:****NEW PARCEL 21-005-0006:**

A parcel of land lying and situate in the South Half of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising the 3.16 acres of Weber County Tax Parcel 21-005-0006 and a 0.42 acre portion of Weber County Tax Parcel 21-005-0046. Basis of Bearing for subject parcel being North 89°55'06" West 1457.00 feet (measured) between the Weber County brass cap witness monument in the intersection of 7900 East Street and Stoker Lane and the Weber County brass cap monument witnessing the South Quarter Corner of said Section 6. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's brass cap center line monument at the intersection of 7800 East Street and Stoker Lane, thence North 01°27'40" West 319.11 feet coincident with the centerline of said 7800 East Street to the TRUE POINT OF BEGINNING;  
 Thence the following three (3) courses coincident with the perimeter of Poverty Flats Subdivision (Book 45, Page 028 of Weber County Records), 1) South 89°03'25" West 334.48 feet; 2) South 57°26'55" West 192.55 feet to a number five rebar and cap stamped "Landmark"; 3) North 25°05'52" West 203.76 feet; Thence North 57°33'16" East 78.21 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 13°05'00" West 127.19 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°03'25" East 205.16 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°56'35" East 26.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°03'25" East 334.71 feet to the centerline of said 7800 East Street; Thence South 01°27'40" East 224.22 feet coincident with said centerline to the point of beginning.

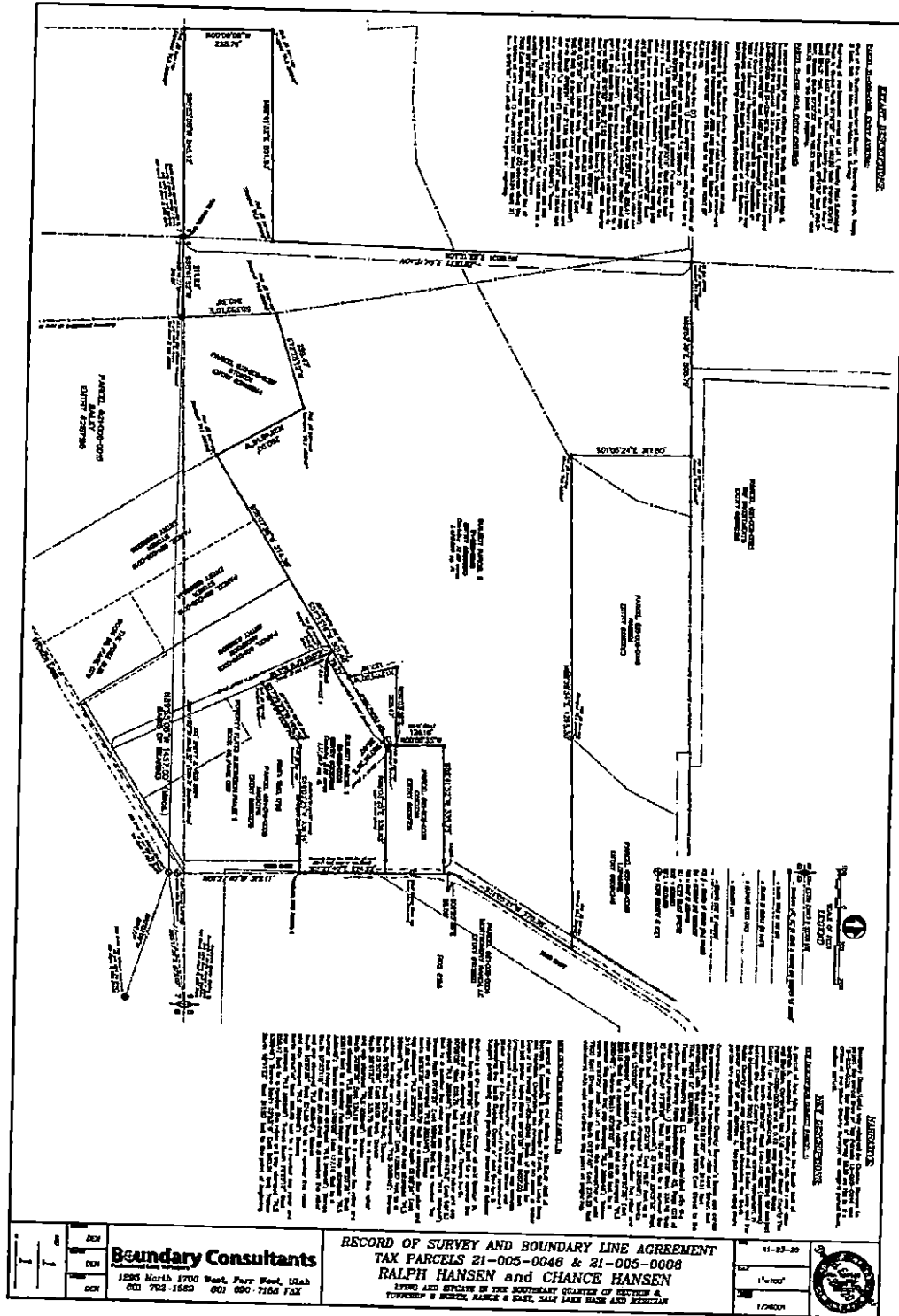
**NEW PARCEL 21-005-0046:**

A parcel of land lying and situate in the South Half of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising the remaining 32.60 acres of Weber County Tax Parcel 21-005-0046. Basis of Bearing for subject parcel being North 89°55'06" West 1457.00 feet (measured) between the Weber County brass cap witness monument in the intersection of 7900 East Street and Stoker Lane and the Weber County brass cap monument witnessing the South Quarter Corner of said Section 6. Subject parcel being more particularly described as follows:

Beginning at the South Quarter Corner of said Section 6, thence South 88°55'58" West 545.12 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°09'08" West 228.76 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 88°41'52" East 551.93 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 01°31'28" East 1099.58 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 88°53'36" East 508.79 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 01°06'24" East 311.50 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 88°39'34" East 1295.30 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 31°05'21" West 370.38 feet; Thence South 01°20'55" East 26.08 feet; Thence South 88°41'52" West 335.75 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°56'35" East 124.18 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°03'25" West 205.16 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 13°05'00" East 127.19 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 57°33'16" West 301.48 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 58°07'38" West 374.39 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 29°46'16" West 260.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 72°25'12" West 259.47 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 03°52'10" East 240.34 feet; Thence South 88°41'52" West 211.92 feet to the point of beginning.

# EXHIBIT B

## Parcel Line Adjustment Maps







\*W3119735\*



\*W311776\*

**When Recorded Return To:**  
Chance and Chelsea Hansen  
1224 North 5900 West  
Ogden, Utah 84404

EH 3111776 PG 1 OF 6  
LEANN H KILTS, WEBER COUNTY RECORDER  
21-DEC-20 1258 PM FEE \$40.00 DEP PV  
REC FOR: CHANCE HANSEN

Effects Tax Parcels: 22-05-0006 and 22-05-0046

EH 3119735 PG 1 OF 6  
LEANN H KILTS, WEBER COUNTY RECORDER  
21-JAN-21 325 PM FEE \$40.00 DEP TN  
REC FOR: HANSEN


### PARCEL LINE ADJUSTMENT – QUIT CLAIM DEED

Pursuant to **Utah Code Ann. § 17-27a-522**, and in conformance with **Utah Code Ann. § 57-1-45**, We, Ralph H. Hansen and Helen S. Hansen, as Co-Trustees of The Ralph H. Hansen and Helen S. Hansen Living Trust, UAD April 29, 2017, residing at 1221 North 7800 East, Huntsville, Utah 84317, Owners of Tax Parcel **21-005-0046** of the Weber County Records, and We, Chance Hansen and Chelsea Hansen, residing at 1224 North 5900 West, Ogden, Utah 84404, Owners of Tax Parcel **21-005-0006** desire to change the parcel line configuration of the two (2) aforesaid parcels.

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Re-recording documents  
to add signatures  
Chance Hansen 

Dated this 10 day of December, 2020.

**THE RALPH H. HANSEN and HELEN S. HANSEN LIVING TRUST, UAD April 29, 2017**

Ralph H. Hansen  
Ralph H. Hansen, Co-Trustee

Helen S. Hansen  
Helen S. Hansen, Co-Trustee

**ACKNOWLEDGEMENT**

On the 10 day of December, 2020, personally appeared before me Ralph H. Hansen and Helen S. Hansen, who being sworn, did say that they are Co-Trustees of The Ralph H. Hansen and Helen S. Hansen Living Trust, UAD April 29, 2017, who acknowledged before me that they executed the foregoing document for the purposes stated therein.

Notary Public



Heather Paquette  
My Commission Expires: April 15, 2021  
Residing at: 225 N Central Blvd, Quartzsite  
AZ 85346

Dated this 21 day of January, 2020<sup>CH</sup>.

**CHANCE HANSEN**

Ch Hansen  
Chance Hansen

**ACKNOWLEDGEMENT**

On the 21 day of January, 2020<sup>vw</sup>, personally appeared before me Chance Hansen, who acknowledged before me that he executed the foregoing document for the purposes stated therein.

Notary Public



Keelie Wheeler  
My Commission Expires: 10/09/2022  
Residing at: Ogden UT

Dated this 21 day of January, 2020<sup>cr</sup>.

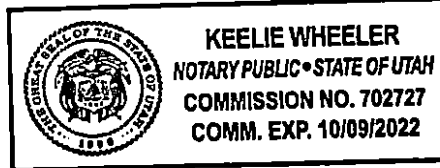
**CHELSEA HANSEN**

Chelsea Hansen  
Chelsea Hansen

**ACKNOWLEDGEMENT**

On the 21 day of January, 2020<sup>vw</sup>, personally appeared before me Chelsea Hansen, who acknowledged before me that she executed the foregoing document for the purposes stated therein.

Notary Public



Keelie Wheeler  
My Commission Expires: 10/09/2022  
Residing at: Ogden UT

**EXHIBIT A****Parcel Line Adjustment Legal Descriptions****EXTANT DESCRIPTIONS:****PARCEL 21-005-0006, ENTRY #3097641:**

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Beginning at the Northeast corner of Lot 1, Poverty Flats Subdivision Phase 1; thence North 57°18'00" East 282.50 feet; thence SOUTH 11 feet; thence EAST to road; thence Southerly along the West line of road 224.21 feet, more or less; thence South 89°14'03" West 303.74 feet; thence South 57°37'33" West 192.55 feet; North 24°55'14" West 203.22 feet to the point of beginning.

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Commencing at the Weber County Surveyor's brass cap witness monument to the Southeast Corner of said Section, said monument being in the intersection of 7900 East Street and Stoker Lane, thence North 01°03'59" West 718.79 feet to the TRUE POINT OF BEGINNING;  
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Thence the following three (3) courses coincident with the perimeter of Poverty Flats Subdivision (Book 45, Page 028 of Weber County Records), 1) South 89°03'25" West 334.48 feet; 2) South 57°26'55" West 192.55 feet to a number five rebar and cap stamped "Landmark"; 3) North 25°05'52" West 203.76 feet; Thence North 57°33'16" East 78.21 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 13°05'00" West 127.19 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°03'25" East 205.16 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°56'35" East 26.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°03'25" East 334.71 feet to the centerline of said 7800 East Street; Thence South 01°27'40" East 224.22 feet coincident with said centerline to the point of beginning.

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# EXHIBIT B

## Parcel Line Adjustment Maps

