

File No.: 166396
Mail Tax Notices to:
Alan K. Paris
2081 E 6075 S
Ogden, UT 84403

Ent **147568** Bk **350** Pg **1186**
Date: 09-MAY-2019 11:15:26AM
Fee: \$14.00 Check Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: MOUNTAIN VIEW TITLE & ESCROW INC

WARRANTY DEED

Fred Singleton, Trustee of The Fred Singleton Trust under agreement dated May 3, 2016,
grantor,

hereby CONVEY(S) AND WARRANT(S) to

Alan K. Paris, and Mina Gholami as Joint Tenants
grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land
in **Morgan County, Utah**:

SEE EXHIBIT "A" ATTACHED HERETO


Serial Number: 00-0004-9112 and 00-0002-2721

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, **May 08, 2019**

Signed in the presence of:

**FRED SINGLETON, TRUSTEE OF THE FRED
SINGLETON TRUST UNDER AGREEMENT
DATED MAY 3, 2016**


Fred Singleton
Trustee

State of **Utah**
County of **Morgan**

On the **8th day of May, 2019**, personally appeared before me, **Fred Singleton, Trustee of The Fred Singleton Trust under agreement dated May 3, 2016**, being the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the same



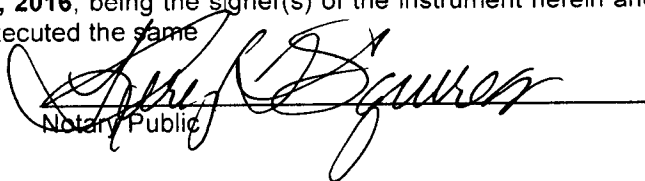

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

REMAINDER DESCRIPTION FROM BOOK "Q" PAGE 361: A PART OF LOTS 1 AND 2 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT OF WAY AND IS SOUTH 88°26' WEST 1690 FEET AND SOUTH 58°15' EAST 1020 FEET FROM THE NORTHEAST CORNER STONE OF SAID SECTION 27; AND RUNNING THENCE SOUTHWESTERLY 792 FEET, MORE OR LESS, ALONG SAID NORTH BOUNDARY OF UNION PACIFIC RAILROAD RIGHT OF WAY TO THE EAST LINE OF THE STATE ROAD COMMISSION PROPERTY; THENCE ALONG SAID EAST LINE 11 COURSES AS FOLLOWS: NORTH 14°10' EAST 222 FEET TO A POINT ON A 2904.79 FOOT RADIUS CURVE TO THE LEFT; THENCE 253.5 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE NORTH 09°10' EAST 11 FEET TO A POINT ON A 160 FOOT RADIUS CURVE TO THE LEFT; THENCE 217 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE NORTH 09°10' EAST 72.35 FEET TO THE POINT OF CURVATURE OF A 512.96 FOOT RADIUS CURVE TO THE RIGHT; THENCE 143.8 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE NORTH 25°13' EAST 107 FEET; THENCE SOUTH 68°20' EAST 100 FEET TO A POINT ON A 190 FOOT RADIUS CURVE TO THE RIGHT (NOTE: TANGENT TO SAID CURVE BEARS NORTH 21°40' EAST); THENCE NORTHEASTERLY 126 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE NORTH 59°40' EAST 53.20 FEET AND THENCE NORTH 73°48' EAST 95 FEET; THENCE LEAVING SAID STATE ROAD COMMISSION PROPERTY AND RUNNING SOUTH 58°15' EAST 289 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PART OF LOT 1 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHEAST CORNER STONE OF SAID SECTION 27, AND RUNNING THENCE SOUTH 0° 02' EAST 352.00 FEET TO THE NORTH BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE ALONG SAID NORTH BOUNDARY SOUTHWESTERLY 420.00 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF THE STATE ROAD COMMISSION RIGHT OF WAY; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTH BOUNDARY OF SAID UNION PACIFIC RIGHT OF WAY 440.00 FEET, MORE OR LESS, THENCE NORTH 58°15' WEST 415 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF THE STATE ROAD COMMISSION RIGHT OF WAY; THENCE TO THE POINT OF BEGINNING ALONG THE SAID SOUTH BOUNDARY EASTERLY 800 FEET MORE OR LESS, TO THE NORTH BOUNDARY OF THE UNION PACIFIC RIGHT OF WAY. RE: LESS THE FOLLOWING AMOUNT SOLD: S/407 (#01-004-600-NA2) THAT PORTION SOLD TO STATE OF UTAH ROAD COMMISSION.