

Mail Recorded Deed and Tax Notice To:  
Blake J. Nelson  
494 West 175 North  
Morgan, UT 84050



File No.: 125563-BJG

## WARRANTY DEED

Blake Nelson, a married man

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

Blake J. Nelson, married man

**GRANTEE(S)** of Morgan, 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 **Morgan County**, State of Utah:

All of Lot 52, WASATCH SHADOWS SUBDIVISION, PHASE 2, and that portion of Lot 51, described as follows: Beginning at the Northeast corner of Lot 52 of as shown on the official plat of Wasatch Shadows Subdivision, Phase 2 on record at the Morgan County Recorders office; running thence North 45°13'00" West 51.96 feet; thence South 56°43'32" West 120.66 feet; thence South 08°48'21" East 91.20 feet along 175 North Street; thence 23.56 feet through a curve to the left having a radius of 15 feet and a central angle of 89°59'58" (long chord bears South 53°48'21" East 21.21 feet); thence North 81°11'39" East 7.94 feet along 150 North Street; thence 76.26 feet through a curve to the left having a radius of 120.00 feet and a central angle of 36°24'41" (long chord bears North 62°59'19" East 74.98 feet) thence North 44°47'00" East 91.40 feet; thence North 45°13'00" West 45.58 feet to the point of beginning.

**TAX ID NO.:** 00-0073-4952; **Serial No. 04-WASH2-0052** (for reference purposes only)

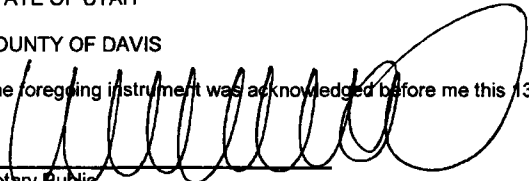
**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 13th day of October, 2020.

  
\_\_\_\_\_  
Blake Nelson

STATE OF UTAH  
COUNTY OF DAVIS

The foregoing instrument was acknowledged before me this 13th day of October, 2020 by Blake Nelson.

  
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Notary Public

