

MAIL TAX NOTICE TO:
Kent and Brent Singleton
2426 South 4700 West
Ogden, UT 84401

Ent 154785 Bk 372 Pg 757
Date: 30-DEC-2020 1:54:07PM
Fee: \$40.00 Cash Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: PARIS ALAN K

Warranty Deed

Alan K. Paris and Mina Gholami

of Taggart, County of Morgan, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Kent Singleton and Brent Singleton, as joint tenants

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

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION.

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

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Basements, and Reservations now of Record

WITNESS, the hand(s) of said Grantor(s), this 1 of November AD., 2019

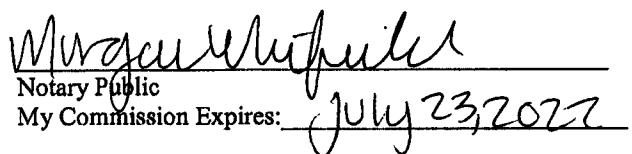
Signed in the Presence of:


Alan K. Paris

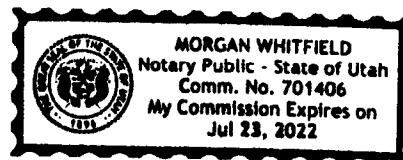

Mina Gholami

STATE OF Utah)
County of Morgan)
) SS.

The foregoing instrument was acknowledged before me this 1 day of November, 2019
By Alan K. Paris and Mina Gholami


Morgan Whitfield
Notary Public
My Commission Expires: July 23, 2022

Residing at: South Ogden



MORGAN COUNTY

December 30, 2020

Tax Roll Master Record

1:51:52PM

Parcel: 00-0002-2721	Serial #: 01-004-600-03	Entry: 147568
Name: PARIS ALAN K		
c/o Name:	Property Address	
Address 1: 2081 E 6075 S		
Address 2:		
City State Zip: OGDEN UT 84403-0000	MORGAN	84050-0000
Mortgage Co:	Acres: 0.81	
Status: Active	Year: 2021	District: 001 MORGAN COUNTY 0.012140

Owners	Interest	Entry	Date of Filing	Comment
PARIS ALAN K		147568	05/09/2019	(0350/1186) (J/T)
GHOLAMI MINA		147568	05/09/2019	(0350/1186) (J/T)

Property Information	2021 Values & Taxes				2020 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LA02 AG LAND UNIMP	0.81	162	500	6.07	162	500	6.23
Totals:	0.81	162	500	6.07	162	500	6.23

**** ATTENTION !! ****

Tax Rates for 2021 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2021 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2021 Taxes:	6.07	2020 Taxes:	6.23
Special Fees:	0.00		
Penalty:	0.00	Review Date	
Abatements: (0.00)	01/01/2017	
Payments: (0.00)		
Amount Due:	6.07	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

A PT OF LOT 1 OF SEC 27, T4N, R3E, SLB&M. BEG AT THE NE COR STONE OF SD SEC 27, & RUN TH S 0°0' E 352.0 FT TO THE N BDY OF THE U.P.R.R. R. OF W; TH ALG SD N BDY SW'L Y 420.0 FT, M. OR L, TO THE S BDY OF THE STATE ROAD COMMISSION R. OF W; SD PT BEING THE POB; TH CONT SW'L Y ALG THE N BDY OF SD UNION PACIFIC R. OF W 440.0 FT, M. OR L; TH N 58°15' W 415 FT, M. OR L, TO THE S BDY OF THE STATE ROAD COMMISSION R. OF W; TH TO POB ALG THE SD S BDY E'L Y 800 FT, M. OR L, TO THE N BDY OF THE UNION PACIFIC R. OF W . RE: LESS THE FOL AMT SOLD: S/407 (#01-004-600-NA2) THAT PORT SOLD TO STATE OF UTAH ROAD COMMISSION LEAV 0.81 AC, M. OR L

History

VESTING REF: #40666 (15/321); #54340 (58/90); #98879 (215/548); #101932 (226/222); #134743 (319/225); #138730 (328/1130); #147568 (350/1186); NOTE: #98879 (215/548) DID NOT LESS THAT PORTION DEED TO STATE RD ABSTRACTED ALSO TO #01-004-600-NA2 SENT OUT LETTER 06/08/05 B.D.N.)>>>ENT #134743 DID NOT LESS AMT DEED TO STATE RD COMM -BUT ENT #138730 USES THE TAX ROLL MASTER RECORD DESC, WH DOES LESS OUT THAT PORT DEED TO THE STATE RD COMM -BUT IF USED THE CURRENT VESTING DEED -IT WOULD NOT HAVE BEEN ON IT.

MORGAN COUNTY

December 30, 2020

Tax Roll Master Record

1:51:03PM

Parcel: 00-0004-9112	Serial #: 01-004-600-11	Entry: 147568
Name: PARIS ALAN K		
c/o Name:	Property Address	
Address 1: 2081 E 6075 S		
Address 2:		
City State Zip: OGDEN	MORGAN	84050-0000
Mortgage Co:	Acres: 5.00	
Status: Active	Year: 2021	District: 001 MORGAN COUNTY
		0.012140

Owners	Interest	Entry	Date of Filing	Comment
PARIS ALAN K		147568	05/09/2019	(0350/1186) (J/T)
GHOLAMI MINA		147568	05/09/2019	(0350/1186) (J/T)

Property Information	2021 Values & Taxes				2020 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LA02 AG LAND UNIMP	5.00	1,000	1,000	12.14	1,000	1,000	12.46
Totals:	5.00	1,000	1,000	12.14	1,000	1,000	12.46

**** ATTENTION !! ****

Tax Rates for 2021 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2021 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2021 Taxes: 12.14	2020 Taxes: 12.46
Special Fees: 0.00	
Penalty: 0.00	Review Date
Abatements: (0.00)	01/01/2017
Payments: (0.00)	
Amount Due: 12.14	NO BACK TAXES!

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Taxing Description

REMAINDER DESC FRM BK "Q" PG 361: A PT OF LOTS 1 & 2 OF SEC 27, T4N, R3E, SLB&M. BEG AT A PT ON THE N BDY OF THE U.P.R.R. R. OF W & IS S 88°26' W 1690 FT & S 58°15' E 1020 FT FRM THE NE COR STONE OF SD SEC 27; & RUN TH SW'LY 792 FT, M. OR L, ALG SD N BDY OF U.P.R.R. R. OF W TO THE E LN OF THE STATE RD COMM PROP; TH ALG SD E LN 11 COUR AS FOLS: N 14°10' E 222 FT TO A PT ON A 2904.79 FT RAD CUR TO THE L; TH 253.5 FT ALG THE ARC OF SD CUR TO THE PT OF TNGY; TH N 09°10' E 11 FT TO A PT ON A 160 FT RAD CUR TO THE L; TH 217 FT ALG THE ARC OF SD CUR TO THE PT OF TNGY; TH N 09°10' E 72.35 FT TO THE PT OF CURV OF A 512.96 FT RAD CUR TO THE RGT; TH 143.8 FT ALG THE ARC OF SD CUR TO THE PT OF TNGY; TH N 25°13' E 107 FT; TH S 68°20' E 100 FT TO A PT ON A 190 FT RAD CUR TO THE RGT (NOTE: TNGT TO SD CUR BEAR N 21°40' E); TH NE'LY 126 FT ALG THE ARC OF SD CUR TO THE PT OF TNGY; TH N 59°40' E 53.20 FT & TH N 73°48' E 95 FT; TH LEAV SD STATE RD COMM PROP & RUN S 58°15' E 289 FT TO THE POB. CONT 5.00 AC, M. OR L.

History

NOTE: 60/314 & 60/316 LEFT THIS RESIDUAL PIECE WH WAS OVERLOOKED); VESTING REF: #59985 (79/15); #98877 (215/542); #137348 (325/187); #138729 (328/1128); #147568 (350/1186);