

E 163932 B 402 P 35
Date 03-Aug-2023 10:39AM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: OLD REPUBLIC TITLE (SOUTH OGDEN)
Recorded Electronically by Simplifile

TAX NOTICE TO:

2827 North Morgan Valley Drive
Morgan, Utah 84050

File Number: 2271267MLH

WARRANTY DEED

Kathy H. Wright aka Kathy Hai-Yan Wright aka HaiYan Wright, nkae Kathy H. Chen, hereinafter referred to as Grantor, does hereby grant, convey, assign, deed, and warrant to:

David L. Wright

herein after referred to as Grantee, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors, right, title and interest in and to the fee estate of the real property located in Morgan County, State of Utah, described as follows:

**See Description of Subject Property on Exhibit "A" attached hereto
Morgan County, State of Utah, Tax Parcel Numbers 00-0001-2037 and 00-0090-3979**

Grantor and Grantee have filed for and have been awarded a Decree of Divorce/Annulment. The Case Number assigned by the Second District Court, Morgan County, Utah, to said Divorce/Annulment was 114500022. Grantor, states, warrants, and stipulates that the terms, conditions, and stipulations of the Decree/Annulment, as they pertain to the real property described on Exhibit "A" have been satisfied and paid in full and as a result the real property described on Exhibit "A" is being conveyed free and clear of lien or encumbrance in favor of Grantor. The real property described herein is additional property that was not described in Warranty Deed recorded November 16, 2022 as Entry Number 162341 in Book 396 at Page 829 of records. The real property described herein was to be conveyed to the Grantee along with the real property described in the Warranty Deed recorded November 16, 2022 as Entry Number 162341 in book 396 at Page 829.

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises.

Together with all water appurtenant to the real property described herein. Subject to easements, restrictions, rights of way of record, by deed or decree. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way, and easement of record or by prescription.

Kathy Wright

Kathy H. Wright, aka
Kathy Wright

Kathy Hai-Yan Wright, aka
Hai-Yan Wright

Hai-Yan Wright, nka
Kathy H. Chen

Kathy H. Chen

State of Alabama
County of SHELBY

On this the 11th day of July 2023, Kathy H. Wright aka Kathy Hai-Yan Wright, aka Hai-Yan Wright, aka Kathy H. Chen, appeared and acknowledged to me, a Notary Public, in the State of Mississippi, that she executed this deed and its addendums, under no duress, express or implied.

John Robin Mason
Notary Public



John Robin Mason
Notary Public
My Commission Expires
June 1, 2025

EXHIBIT A**LEGAL DESCRIPTION****PARCEL 1**

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

PARCEL 2

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 AS MONUMENTED BY A B.L.M. BRASS CAP (1952 RESURVEY) THENCE SOUTH 00°20'22" EAST 1998.77 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 90°00'00" EAST 1335.53 FEET TO POINT ON A BOUNDARY LINE IN COMMON WITH THE EAST LINE OF LOT 2, DAVID WRIGHT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF (RECORDED JANUARY 10, 2002 AS ENTRY NO. 87126, BK. 177 PG. 46 OF MORGAN COUNTY RECORDS) AND THE WEST LINE OF LOT 3, LEGACY HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF (RECORDED AUGUST 17, 2020, AS ENTRY NO. 152606, BK. 365 PG. 1628-1629 OF MORGAN COUNTY RECORDS), THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°20'16" WEST 238.90 FEET ALONG SAID COMMON BOUNDARY LINE TO THE CENTERLINE OF DALTON CREEK AS SHOWN ON THE OFFICIAL PLAT OF DAVID WRIGHT SUBDIVISION.

THENCE NORTH 80°20'01" EAST 225.43 FEET ALONG SAID CENTERLINE; THENCE NORTH 46°42'08" EAST 67.35 FEET ALONG SAID CENTERLINE; THENCE SOUTH 43°17'52" EAST 88.83 FEET TO A REBAR AND CAP; THENCE SOUTH 58°52'13" WEST 258.98 FEET; THENCE SOUTH 41°14'29" WEST 165.44 FEET TO THE POINT OF BEGINNING;

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 CALLED; NORTH 00°20'22" WEST.