

W2845657

When Recorded Mail To: Grantee 4015 South 5500 West Hooper, UT 84315 MTC File No. 247830 E# 2845657 PG 1 OF 2 Leann H. Kilts, WEBER COUNTY RECORDER 06-Mar-17 1247 PM FEE \$13.00 DEP KL REC FOR: MERIDIAN TITLE COMPANY ELECTRONICALLY RECORDED

WARRANTY DEED

Jeffery S. Roberts, Sr. and Eleni M. Roberts, husband and wife as joint tenants, GRANTOR(S), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

William T. Parsons and Janet Parsons, husband and wife, as joint tenants, with full right of survivorship,

as GRANTEE(S), the following real property located in Weber County, State of Utah, described as:

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT APOINT ON THE SOUTH LINE OF STATE HIGHWAY, WHICH IS 70.00 FEET SOUTH 0°40' EAST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION AND RUNNING THENCE SOUTH 0°40' EAST ALONG QUARTER SECTION LINE 150.00 FEET; THENCE SOUTH 89°20' WEST 290 FEET; THENCE NORTH 0°40' WEST 149.54 FEET TO THE SOUTH LINE OF THE STATE HIGHWAY; THENCE NORTH 89°14'30" EAST ALONG SAID HIGHWAY 290 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM: THAT PORTION LYING WITHIN AND BEING THE EASTERLY 40 FEET THEREOF TO BE USED AS ROAD PURPOSES, AND LYING IN THE PARCEL AS CONVEYED TO WEBER COUNTY, A PUBLIC CORPORATION OF THE STATE OF UTAH, BY QUIT CLAIM DEED, RECORDED MAY 1, 1972 AS ENTRY NO. 569936, IN BOOK 992, AT PAGE 468, OF WEBER COUNTY OFFICIAL RECORDS AND SAID PARCEL CONVEYED FOR ROAD PURPOSES MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH 89°14'30" WEST 40 FEET; THENCE SOUTH 0°40' EAST 370 FEET; THENCE NORTH 89°20' EAST 40 FEET; THENCE NORTH 0°40' WEST 370 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 08-047-0050

Subject to general property taxes for the current year and thereafter.

Subject to easements, condition	Jus, covenants and i	estrictions of record	•
In witness whereof, the granto February, 2017.	ors have executed th	is instrument this	day of
Jefford Sakoberts Sr.	1		
Eleni M. Roberts			
STATE OF UTAH) :ss		
COUNTY OF SALT LAKE The foregoing instrument was) s acknowledged bef	ore me this 3	lay of February,
2017, by Jeffery S. Roberts, Sr. and I	Eleni M. Roberts, hu	isband and wife as jo	oint tenants .
Notary Public		SHANE LI NOTARY PUBLIC-S COMMISSION COMM. EXP.	# 685904