



W2848324

WHEN RECORDED MAIL TO:
Stephen M. Flanders
577 N. 1525 W.
Farmington, UT 84025

E# 2848324 PC 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
21-Mar-17 04:12 PM FEE \$12.00 DEP DAC
REC FOR: MOUNTAIN AMERICA TITLE
ELECTRONICALLY RECORDED

QUIT-CLAIM DEED

S & S Management & Consulting LC, as Tenant, with Full Rights of Survivorship, of Farmington, County of Davis, State of Utah, Grantors,

bst

GRANTORS, FOR GOOD AND VALUABLE CONSIDERATION OF \$10.00, Quit-Claim Deed To: FLANDERS INVESTMENTS LLC, of Farmington, County of Davis, State of Utah, Grantee,

The property located 2690 Pennsylvania Ave Ogden, UT 84401, Weber County, more particularly described as follows:

* OWNER DIDNT SIGN AS LC

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY BEGINNING AT A POINT WHICH BEARS NORTH 0D02' EAST 1305.85 FEET AND SOUTH 89D58'30" EAST 3.00 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET [SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 3, BELLEVUE PLACE ADDITION SUBDIVISION AND THE TRUE POINT OF BEGINNING.] RUNNING THENCE SOUTH 89D58'30" EAST 136.01 FEET ALONG THE SOUTH LINE OF WADMAN DRIVE; THENCE ALONG WADMAN DRIVE ALONG THE ARC OF A 159.20 FOOT RADIUS CURVE TO THE RIGHT 135.18 FEET; THENCE SOUTH 34D07'30" EAST 67.12 FEET ALONG WADMAN DIVE; THENCE NORTH 89D45' WEST 304.99 FEET ALONG AN EXISTING FENCE TO THE EAST LINE OF BELLEVUE PLACE ADDITION; THENCE NORTH 0D02' EAST ALONG THE EAST LINE OF BELLEVUE PLACE ADDITION 124.14 FEET TO THE POINT OF BEGINNING. NOTE: BRACKETED INFO ABOVE (SAID POINT OF P.O.N.) APPEARS TO BE IN CONFLICT WITH PREVIOUS RECORDED INFO. (E# 2684875) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

TAX ID NO. 14-050-0005

AM

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and equity.

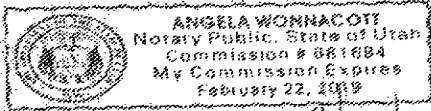
WITNESS, the hand of said grantor(s), this 21 day of March, 2017.

Stephen M. Flanders
STEPHEN MARK FLANDERS

STATE OF UTAH)
)SS
COUNTY OF DAVIS)

QUIT-CLAIM DEED

On the 21 day of March, 2017, personally appeared before me STEPHEN MARK FLANDERS, the signers of the within instrument who duly acknowledged to me that he executed the same.



Angela Wonnacott
NOTARY PUBLIC

My commission expires: 2/22/19

QUIT-CLAIM DEED