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"W2871278"

Tax Notice to Grantee

9168 MIDLAND DRIVE
ORDEM, UTAH 84401

EN 2871278 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
03-AUG-17 955 AM FEE \$13.00 DEP JKC
REC FOR: JEANIENE FOWERS

WARRANTY DEED

THIS DEED, is made and entered into by and between, Jeaniene Fowers as Trustee of the Jeaniene Fowers Revocable Trust U/A/D February 23, 2016 ("Grantor"), in favor of:

Dwaine W. Anderson,
("Grantee").

DB

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming by through or under to real property located in Weber County, State of Utah, more particularly described as follows ("Premises"):

See Legal Description on attached Exhibit "A"
Part of Tax Parcel Number

15-102-00009 (15-102-00064 + 00065) *MP*

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Together with any and all water appurtenant to the subject property. Subject to easements, restrictions, rights of way of record, by decree or prescription. 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.

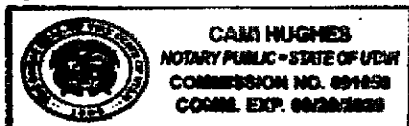
IN WITNESS WHEREOF, Grantor sets its hand and seal on the 30th day of November 2016.

Jeaniene Fowers
Jeaniene Fowers as Trustee of the Jeaniene Fowers
Revocable Trust U/A/D February 23, 2016

State of Utah
County of Weber

On this the 30th day of November 2016, personally appeared before me, Jeaniene Fowers as Trustee of the Jeaniene Fowers Revocable Trust U/A/D February 23, 2016 who duly acknowledged to me that she executed this deed in the capacity stated and in accordance with the terms and conditions of the stated Trust Agreement.

Cami Hughes
Notary Public



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Exhibit "A"

A part of the Southwest Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. survey: Beginning at a point North 88 Deg 47 Min 40 Sec East 651.98 feet, (By survey North 89 Deg 17 Min 09 Sec East 654.09 feet), and North 42 Deg 47 Min 40 Sec East 1078.92 feet, (By survey North 43 Deg 26 Min 02 Sec East 1081.43 feet), along the East Right of Way Line of Midland Drive and South 89 Deg 52 Min East 293.94 feet, (By Survey South 89 Deg 22 Min 31 Sec) from the Southwest corner of said Section 36 and running thence North 0 Deg 08 Min East 00 Sec 73.54 feet, being 1.5 feet, more or less, Westerly from an existing house to that parcel conveyed in Entry Number 834751 of Book 1380 at Page 1673 of Weber County Records; thence along the South Boundary of said parcel South 89 Deg 22 Min 31 Sec East 388.26 feet, more or less, to the Westerly boundary line of Midland Industrial Subdivision; thence along said boundary the following two, (2), courses; (1) South 0 Deg 46 Min 48 Sec West 1.32 feet and (2) South 1 Deg 23 Min 05 Sec West 72.23 feet; thence North 89 Deg 22 Min 31 Sec West 386.66 feet, more or less, to the point of beginning.

Subject to a perpetual access easement for ingress and egress described as follows: Beginning at a point on the Easterly right of way line of Midland Drive, North 88 Deg 47 Min 40 Sec East 651.98 feet, (By Survey North 89 Deg 17 Min 09 Sec East 654.09 feet), along the Section Line and North 42 Deg 47 Min 40 Sec East 1178.92 feet, (By survey North 43 Deg 26 Min 02 Sec East 1181.67 feet), along the East right of way line of Midland Drive from the Southwest corner of said Section 36, said point also being the Southwesterly corner of that parcel conveyed in Entry Number 834751 of Book 1380 at Page 1673 of Weber County Records and running thence along the South boundary of said parcel South 89 Deg 22 Min 31 Sec East 225.19 feet, (By Deed South 89 Deg 52 Min); thence South 0 Deg 08 Min 00 Sec West 28.00 feet; thence North 89 Deg 22 Min 31 Sec West to the Easterly right of way line of Midland Drive; thence North 43 Deg 26 Min 02 Sec East along the Easterly right of way line of Midland Drive, 30.00 feet, more or less, to the point of beginning.