



W2929888

WHEN RECORDED MAIL TO:
Mr. and Mrs. Ross L Allen
383 West 1185 North
Sunset, Utah 84015

E# 2929888 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
10-JUL-18 957 AM FEE \$17.00 DEP TN
REC FOR: ALLEN

QUIT-CLAIM DEED

Ross L. Allen and Norma H. Allen, as Joint Tenants, with Full Rights of Survivorship, of 383 West 1185 North Sunset, Utah, County of Davis, State of Utah, Grantors,

Quit-Claim Deed To: ROSS L. ALLEN AND NORMA H. ALLEN, HUSBAND AND WIFE AND TRUSTEES OF THE ROSS and NORMA ALLEN FAMILY TRUST dated May 7, 2013, as Joint Tenants, with Full Rights of Survivorship, of 383 West 1185 North., Sunset, Utah, County of Davis, State of Utah, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Weber County, Utah:

The property located more particularly described as follows subject to easement, restrictions and rights of way appearing of record and enforceable in law and equity.

Parcel 1. (Weber County Serial No. 23-006-0007)

A part of the Northeast One-Quarter of Section 3, Township 5 North Range 2 East, Salt Lake Base and Meridian: Beginning 1050 South of Northeast Corner of said Section, thence North 1050 feet, thence West 1215 feet, thence approximately South 49° East 1600 feet, more or less, to Beginning. Containing 14.5 acres.

Together with a Right of Way over a strip of land 50 feet wide situated immediately adjacent and parallel to Southwesterly Boundary of the above described tract and extending from the North line of said Section 3 to the East line of said Section 3.

Subject to a Right of Way for Stock Watering Purposes over the following tract: Beginning 1050 feet South of the Northeast Corner of said Section 3, thence North 225 feet, thence West 230 feet thence approximately South 49° East 322 feet, more or less, to the beginning.

Parcel 2. (Weber County Serial No. 21-026-0010)

A part of the Northeast Quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Meridian: Beginning at a point 30.06 chains West and 8.97 chains North of the Southeast Corner of said Quarter Section, and running thence North 0° 45' West 500 feet: thence East 260 feet; thence South 0° 45' East 500 feet; thence West 260 feet to the place of Beginning. Containing 2.99 acres.

Parcel 3. (Weber County Serial No. 21-043-0006)

The Southeast Quarter of Section 34, Township 6 North, Range 2 East, Salt Lake Base and Meridian U.S. Survey, containing 160 acres.

Except the following portion: beginning at the Southwest Corner of said Southeast Quarter of Section 34, Township 6 North, Range 2 East, and running thence North 1250 feet, thence South 49° East 1900 feet, more or less, thence West 1425 feet, to beginning.

Together with the 50 foot right of way. (756-406)

Except: portion of the Southeast Quarter of Section 34, Township 6 North, Range 2 East, Salt Lake Base and Meridian U.S. Survey, beginning approximately 1122 East of the Northwest Corner of the Southeast One Quarter of the said Section 34, thence East approximately 475.2 feet, more or less, thence South approximately 990 feet, more or less, thence West approximately 211.2 feet, more or less, thence West 45° North approximately 373.35 feet, more or less, thence North approximately 726 feet, more or less, to the beginning. Approximately 10.00 acres.

Together with 1.6 acre-feet of Water Right Number 35-7432 on file in the Utah Division of Water Rights, maximum flow rate of 0.03 CFS from Shepherd Creek and Garner Springs, Weber County, Utah Ogden River Decree Award No. 369 1/2.

Together with an unrestricted, dedicated 60-foot easement for ingress and egress, access on the existing road leading from County Road 1800 South, to the subject property. Subject to reservation by Seller of the right, and his sole discretion to move access easement to a different location so long as it provides reasonably similar access to Buyers Parcel, or for the purpose of accommodating an improved road. (E# 2337806)

Parcel 4 (Weber County Serial No. 21-026-0011)

Part of the Northeast One-Quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: Beginning 20.4 chains West and 8.97 chains North of the Southeast Corner of said One-Quarter Section, thence North 88° West 377.48 feet, thence North 500 feet, thence West 260 feet, thence North 773.8 feet to Center of Road, thence South 89° 15' East 10.19 chains, thence South 1° East 18.73 chains to Beginning. Containing 15.39 acres.

Together with all Water and Water Rights used upon said Land or Apputenant thereto, including 14 shares of Water Stock in Huntsville Irrigation Company.

WITNESS, the hand of said grantor(s), this 9th day of July, 2018.


ROSS L. ALLEN


NORMA H. ALLEN

STATE OF UTAH)
)SS
COUNTY OF DAVIS)

On the 9th day of July, 2018, personally appeared before me ROSS L. ALLEN AND NORMA H. ALLEN, the signers of the within instrument who duly acknowledged to me that such person(s) executed the same.

Julise N Flint
NOTARY PUBLIC

My commission expires: 9-24-2020

