



W2963044

WHEN RECORDED RETURN TO:

Name: GRANTEE
Address: 2636 LIBERTY AVENUE
OGDEN, UT 84401

E# 2963044 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
29-Jan-19 10:17 AM FEE \$12.00 DEP TN
REC FOR: TITLE GUARANTEE - RIVER PARK
ELECTRONICALLY RECORDED

TG FILE NO. 10750-LS

WARRANTY DEED

CANYON ADVANTAGE, LLC, an Utah Limited Liability Company

GRANTOR

of **SALT LAKE** County and State of **UTAH**, hereby **CONVEY(S) AND WARRANTS** to:

CARRIE WILLITS and NICHOLAS WILLITS, WIFE AND HUSBAND

GRANTEE

of **WEBER**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **WEBER** County and State of **UTAH** described as follows:

PART OF LOT 9, BLOCK 3, PLAT "B", OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9 AND RUNNING THENCE EAST 165 FEET; THENCE SOUTH 44 FEET; THENCE WEST 165 FEET; THENCE NORTH 44 FEET TO THE PLACE OF BEGINNING.

EXCEPT THE WEST 24.75 FEET OF THE ABOVE DESCRIBED PROPERTY WHICH IS NOW USED AS LIBERTY AVENUE.

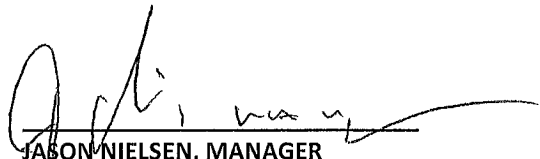
ALSO: PART OF LOT 9, BLOCK 3, PLAT "B", OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 165 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 9, RUNNING THENCE SOUTH 50 FEET; THENCE EAST 25 FEET; THENCE NORTH 50 FEET; THENCE WEST 25 FEET TO THE PLACE OF BEGINNING.

Tax Serial No. 01-050-0061
01-050-0061

also known by street and number of: 2636 LIBERTY AVENUE, OGDEN, UT 84401

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 28th day of January, 2019.




JASON NIELSEN, MANAGER
CANYON ADVANTAGE, LLC, an Utah Limited Liability
Company

STATE OF UTAH
COUNTY OF SALT LAKE

On this 28 day of January, 2019, personally appeared Jason Nielsen, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of CANYON ADVANTAGE, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Jason Nielsen acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



Notary Public

