



W2976507

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Timothy Phelps
3089 West 6000 South
Roy, UT 84067

E# 2976507 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
25-Apr-19 0245 PM FEE \$14.00 DEP DAC
REC FOR: US TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

WARRANTY DEED

RESPA

File No.: 000832
APN: 09-091-0001

Kelly Higginson and Jamie Higginson,

Grantor(s), of Roy, Weber County, State of Utah, hereby convey(s) and warrant(s) to

Timothy Phelps, an unmarried man,

Grantee(s), of Roy, Weber County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Weber County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

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

Witness the hand(s) of said Grantor(s) this 24th day of April, 2019.

Kelly Higginson
Kelly Higginson

J. Higginson
Jamie Higginson

STATE OF UTAH)

:ss)

COUNTY OF WEBER)

The foregoing instrument was acknowledged before me the 24th day of April, 2019 by Kelly Higginson and Jamie Higginson.

Carrie J. Champion
Notary Public

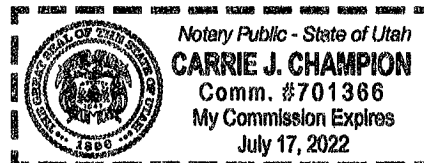


EXHIBIT "A"

Part of the Northwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the center of Section 22; and running thence East 119.40 feet; thence South 137.80 feet; thence West 119.40 feet; thence North 137.80 feet to the point of beginning.

Excepting that portion in 3100 West Street on the West and that portion in 6000 South Street on the North.

Situated in Weber County