

BT
DB



Recording Requested by:
First American Title Insurance Company
5929 S. Fashion Pointe Dr, Ste 120
South Ogden, UT 84403
(801)479-6600

E# 2983003 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
31-May-19 0928 AM FEE \$40.00 DEP TN
REC FOR: FIRST AMERICAN - FASHION POINTE
ELECTRONICALLY RECORDED

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Terrace Pines Properties LLC
5518 Chokcherry Court
Ogden, UT 84403

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. 338-5966933 (sh)
A.P.N.: 07-067-0027 *vs*
BST

Kevin Nelson, Grantor, of Ogden, Weber County, State of UT, hereby CONVEY AND WARRANT to

Terrace Pines Properties LLC, Grantee, of Ogden, Weber County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Weber County, State of Utah:

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, TO-WIT: BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 254 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION; THENCE EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 140 FEET; THENCE NORTH PARALLELING WEST BOUNDARY OF SECTION 17, 660 FEET; THENCE WEST 138 FEET PARALLELING SAID SOUTH BOUNDARY OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, THENCE SOUTH 0°22' WEST 331.57 FEET; THENCE NORTH 89°31' WEST 2 FEET; THENCE SOUTH 0°22' WEST 331.56 FEET TO BEGINNING.

PARCEL 2: *25-041-0017 vs*

THE SOUTH 136.85 FEET OF LOT 6, BLOCK 17 OF NORTH PART OF PARCEL H, WASHINGTON TERRACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

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

A.P.N.: 07-067-0027

Warranty Deed - continued

File No.: 338-5966933 (sh)

Witness, the hand(s) of said Grantor(s), this **May 30, 2019**.

Kevin Nelson
Kevin Nelson

STATE OF Utah)
County of Weber)ss.

On May 30, 2019, before me, the undersigned Notary Public, personally appeared **Kevin Nelson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

10-28-22

[Signature]
Notary Public

