



W3007613

When recorded mail to (Tax Mailing Address):

Grantee
2523 South 3500 West
Ogden, UT 84401
MTC File No. 277707

E# 3007613 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
03-Oct-19 1200 PM FEE \$40.00 DEP TH
REC FOR: MERIDIAN TITLE COMPANY
ELECTRONICALLY RECORDED

WARRANTY DEED

Jared Prince, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Natalie Kovach, a single woman,

as GRANTEE(S), the following real property located in Weber County, State of Utah, described as:

Lot 1, Shaw's Acres, according to the plat thereof as recorded in the office of the Weber County Recorder.

Less and Excepting:


A parcel of land in fee for the widening of existing Weber County 3500 West Street being part of Lot 1, Shaw's Acres Subdivision situate in the SE1/4 SE1/4 of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcels of land are described as follows:

Beginning at the southeast corner of said Lot 1, being the intersection of the existing westerly right of way line of said 3500 West Street and the existing northerly right of way line of 2550 South Street, which point is 33.00 feet North along the section line and 33.00 feet North 89°44'00" West from the southeast corner of said Section 28; and running thence North 89°44'03" West 28.61 feet along said existing northerly right of way line; thence North 00°15'52" East 7.00 feet; thence South 89°44'08" East 5.00 feet to the point of tangency of a curve to the left with a radius of 16.50 feet; thence northeasterly along the arc of said curve 25.99 feet, chord bears North 45°07'56" East 23.39 feet to a point 40.00 feet perpendicularly distant westerly from the right of way control of said 3500 West Street, opposite approximate Engineers Station 90+19.64; thence North 266.79 feet parallel with said right of way control line to the northerly boundary line of said Lot 1; thence East 7.00 feet along said northerly boundary line to said existing westerly right of way line; thence South 290.40 feet along said existing westerly right of way line to the point of beginning.

Tax Parcel No. 15-170-0001

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

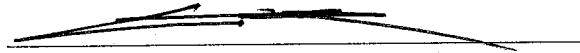
In witness whereof, the grantors have executed this instrument this 2 day of October, 2019.



Jared Prince

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 2 day of October, 2019, by Jared Prince.



Notary Public

