

MAIL TAX NOTICE 10

Neighborhood SDI, LLC
P.O. Box 95389
South Jordan, UT 84095



W3076395

EH 3076395 PG 1 OF 7
LEANN H KILTS, WEBER COUNTY RECORDER
13-AUG-20 257 PM FEE \$40.00 DEP PV
REC FOR: ROY DOUGLASS

QUIT CLAIM DEED AND AGREEMENT FOR DEVELOPMENT OF LAND

Roy Edward Douglass Jr and John Elizabeth Douglass ^{Joint Living Trust}, Grantor(s) of Ogden City,
County of Weber, State of Utah, hereby quitclaim(s) all of its right, title and interest to

Roy Edward Douglass Jr. and John Elizabeth Douglass ^{Joint Living Trust} Grantee(s) of
~~RE 502022-0401~~ 1341 Washington, Ogden Utah 84404 Ogden, County of Weber, State of
(Street address)

Utah, for the sum of one dollar (\$1.00) and other goods and valuable consideration of the following described tracts of land in WEBER County, State of Utah:

All of Parcel ID number(s) 12-112-0010 And 12-112-0011

In Ogden City, Weber County, Utah; to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

The new boundaries for the combined parcel is described as follows:

See Exhibit "B" attached hereto and incorporated herein by reference

To be held hereafter in common ownership, unless subsequently subdivided in accordance with the requirements of law.

WITNESS the hand of said GRANTOR, this 13 day of July, 2020

GRANTOR(S): Roy Edward Douglass Jr and John Elizabeth Douglass ^{Joint Living Trust}

By: Roy E. Douglass Jr.

Name/Title: Roy E. Douglass Jr. Owner.

ACKNOWLEDGMENT

(Owner/Developer)

E# 3076395 PG 2 OF 7

(Complete only if Individual)

State of Utah)
 : §
County of Weber)

On the _____ day of _____, 20____, personally appeared before me _____

_____, the signer(s) of the foregoing instrument, who
duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

My commission expires:

_____ Residing in _____ County

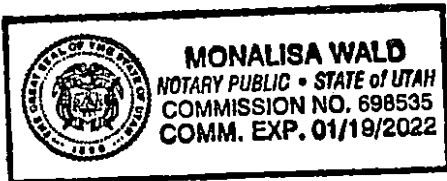
(Complete only if OWNER is another type of entity, such as an LLC or Trust)

STATE OF ~~UTAH~~
 : §
COUNTY OF ~~WEBER~~

On this 13 day of JULY, 2020, personally appeared before me, the undersigned notary,

Roy Edward Douglass JR., who being by me duly sworn did say that he/she is the
Grantor & Grantee of Roy Edward Douglass Jr and John Elizabeth ^{Douglass}
TRUST ^{Saint Anna}
Trust

_____, and that the foregoing instrument was signed in behalf of said
entity, and he/she acknowledged to me that said entity executed the same.



Monalisa Wald
NOTARY PUBLIC

My commission expires:

1/19/2022

Residing in weber County

EXHIBIT A

Parcel No. 12-112-0010

DESCRIPTION OF PROPERTY: As Of: 16-AUG-2016 Change Year/Code: 2016 ORIG ACRES: .2778

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BLVD. 357.5 FEET SOUTH OF THE SOUTH LINE OF 12TH STREET, AND RUNNING THENCE NORTH ALONG WASHINGTON BLVD. 50 FEET; THENCE WEST 242 FEET; THENCE SOUTH 50 FEET; THENCE EAST 242 FEET TO THE PLACE OF BEGINNING.

***** RUN DATE: 07-JAN-2020 01:26 PM *****

Parcel No. 12-112-0011

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BLVD. 307.5 FEET SOUTH OF THE LINE OF 12TH STREET, AND RUNNING THENCE NORTH ALONG WASHINGTON BLVD. 72.50 FEET; THENCE EAST 242 FEET TO THE PLACE OF BEGINNING.

EXHIBIT B

NEWLY COMBINED PARCEL

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BLVD. 357.5 FEET SOUTH OF THE SOUTH LINE OF 12TH STREET, AND RUNNING THENCE NORTH ALONG WASHINGTON BLVD. 122.5 FEET; THENCE WEST 242 FEET; THENCE SOUTH 122.5 FEET; THENCE EAST 242 FEET TO THE PLACE OF BEGINNING.



Unplatted Parcel Combination Application

PREDEV000097 - 2020

Ogden City Development Services
2549 Washington Blvd. Suite 240
Ogden, Utah 84401
(801) 629-8930

Invoice #: 11342

Please print legibly and complete all areas:

Applicant Information

Name: ^{OWNER} Roy E. Douglass Jr. (Roy Edward Douglass Jr. and John Elizabeth Douglass Joint Living Trust)
 Address: 5020 W. 4400 S. City: West Haven State: Utah
 Zip: 84401 Phone: [REDACTED]
 E-mail: [REDACTED]

When a parcel combination can be considered:

- No new dwelling lot or housing unit results from the proposed parcel combination; EH 3076395 PG 5 OF 7
- The parcel combination does not result in remnant land that did not previously exist; and
- The parcel combination does not result in violation of applicable zoning requirements
- The property owners that will be subject to the parcel combination consent to the proposed combination, and the deed has been properly executed and acknowledged for recording purposes.
- The approved deed is recorded at the Weber County Recorder's office.

The Parcel combination form can be used to assist you in combining two or more adjacent parcels held in common ownership. This approach may be used for parcels that were previously created by a metes and bounds description under a deed, but will not be effective for lots established by a subdivision plat. (Nothing in this process is intended to restrict a person from effecting the combination outside of this process and then submitting proof of compliance to the City.)

Submittal Checklist

- A copy of the ownership plat with the parcels to be combined highlighted and including the parcel numbers
- The completed deed(s) provided by Ogden City with legal descriptions of the existing parcels and of the combined parcels as they would exist if the parcel combination is approved
- Map or drawing showing existing parcels and how the parcels will appear after the proposed combination
- FEE: \$25

Petition

I/We, Roy E. Douglass Jr., the undersigned petitioners, request approval of deeds effecting a combination of 2 (#) parcels located at 1241 Washington Blvd Ogden, Utah, (addresses, separated by a comma)
 referred to as parcel number(s) 12-112-0010, 12-112-0011 (parcel numbers, separated by a comma)
 as shown on the accompanying map.

Name	Signature	Date	Address
Roy E. Douglass Jr.	<i>Roy E. Douglass Jr.</i>	7-13-20	5020 W. 4400 S. West Haven, UT 84401

Staff Use Only

Conditions of Approval:

EH 3076395 PG 6 OF 7

Approved:

[Signature] 8/13/20
Community Development Director or his designee date

[Signature] 8/10/20
City Engineer date

[Signature] 8/13/20
City Attorney date

OGDEN CITY APPROVAL

This lot combination effected in the above deed(s) is hereby approved by the Community Development Director or Director's Designee of Ogden City, in accordance with the Ogden City Ordinance and the requirements of State law, this 13 day of August 2020

ATTEST:

[Signature]
City Recorder



OGDEN CITY, a municipal corporation

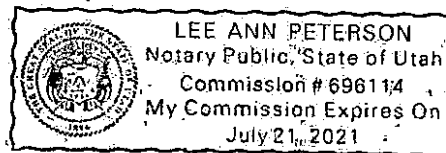
By [Signature]
Community Development Director or Director's designee

ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF WEBER

On this 13th day of August, 2020, personally appeared before me Greg Montgomery Community Development Director or Director's Designee, and the City Recorder, the signer(s) of the foregoing instrument who duly acknowledged to me that they executed the same.



[Signature]
NOTARY PUBLIC

My Commission Expires:

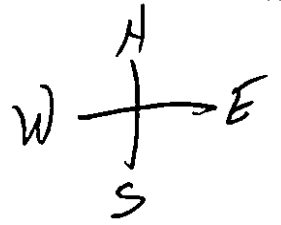
07-21-21

Residing in Weber County, Utah.

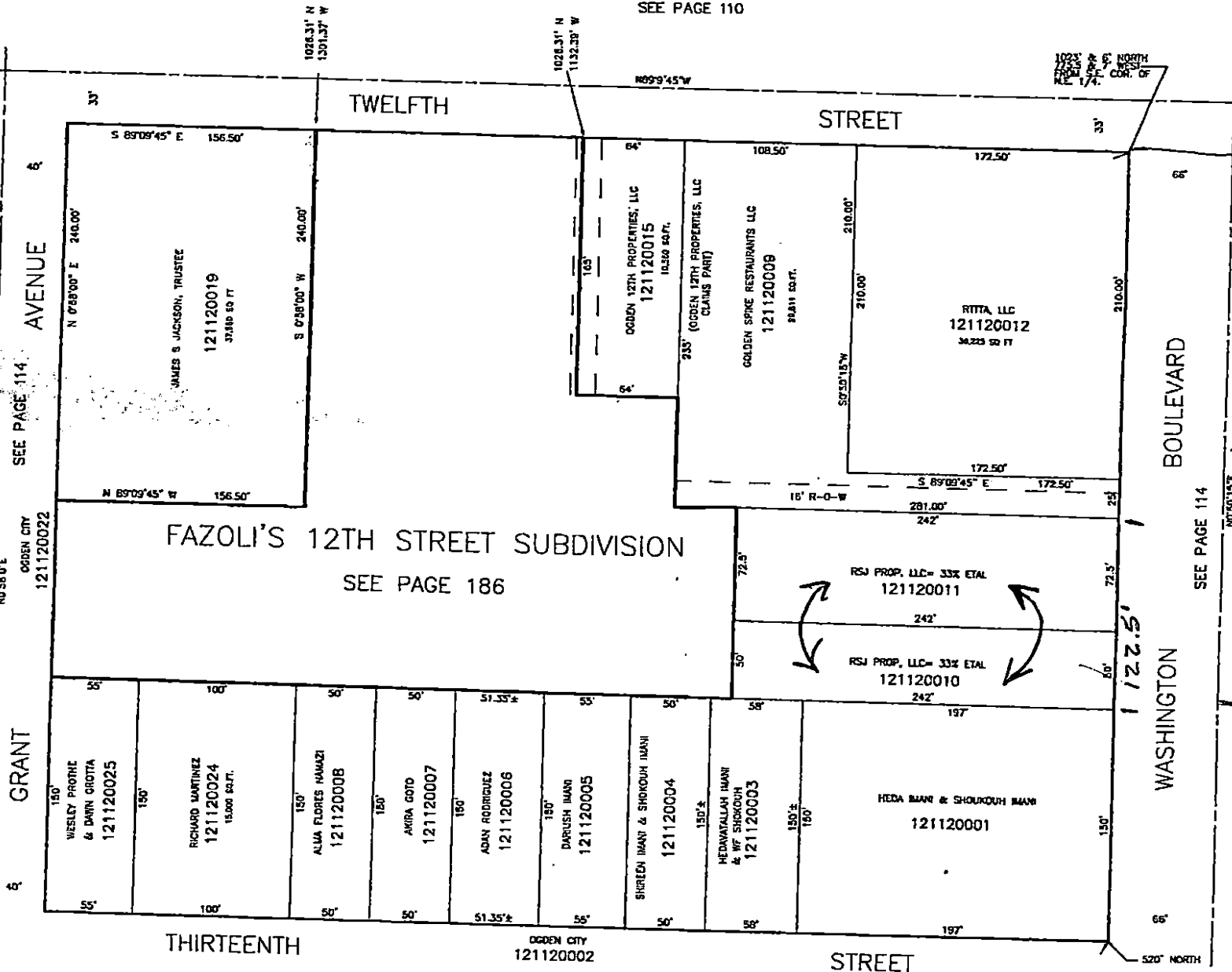
PART OF THE N.E. 1/4,
SECTION 20, T.6N., R.1W., S.L.B. & M.

IN OGDEN CITY
SCALE 1" = 50'

TAXING UNIT: 25



SEE PAGE 110



SEE PAGE 110-2