



W3080814

MAIL TAX NOTICE TO:

Samantha Sandquist and Darren Caldwell
320 West Cherry Drive
Riverdale, UT 84405

E# 3080814 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
28-Aug-20 0432 PM FEE \$40.00 DEP TN
REC FOR: STEWART TITLE INSURANCE AGENCY OF
ELECTRONICALLY RECORDED

WARRANTY DEED

aka Angela A. Thredgold

Angela Thredgold, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Samantha Sandquist and Darren Caldwell, as joint tenants, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Weber County, State of Utah described as follows:

Lot 14, HIGHLAND VIEW SUBDIVISION, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Excepting therefrom that portion deeded to Riverdale City by Warranty Deed recorded September 30, 2005 as Entry No. 2132624 and re-recorded October 3, 2005 as Entry No. 2133152 of official records and described as follows:

Beginning at a point located 50.0 feet perpendicular distant Westerly from the center line of 300 West Street at Engineer Station 31+16.43; said point being located South 22.19 feet and East 1173.35 feet from the West Quarter corner of said Section 8; and running thence North 73°31'00" East 3.02 along the Northwestern property line of Grantor's property to the existing Westerly right of way line of 300 West Street and the Northeast corner of Lot 14, Highland View Subdivision; thence Southeasterly 86.41 feet along the arc of a 550.00 foot radius curve to the left (Long Chord bears South 07°16'52" East 86.32 feet) along said Westerly right of way line; thence Southwesterly 14.85 feet along the arc of a 25.0 foot radius curve to the right (Long Chord bears South 05°32'49" West, 14.63 feet) to the Westerly highway right of way line; thence Northeasterly 100.24 feet along a 550.00 foot radius curve to the right (Long Chord bears North 07°07'39" West 100.10 feet) along said Westerly highway right of way line to the North line of Lot 14, Highland View Subdivision and the Northern property line of Grantor's property and the point of beginning.

Tax ID No. 06-026-0001

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 27th day of August, 2020.

Angela Thredgold
Angela Thredgold
aka Angela A. Thredgold

State of Utah

County of Weber

aka Angela A. Thredgold

On this 27th day of August, 2020, personally appeared before me, the undersigned Notary Public, Angela Thredgold, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.



Notary Public

My commission expires: *12-20-2023*

