



\*W3110869\*

Mail Recorded Deed and Tax Notice To:  
Stephen D. Taylor and Tamara J. Taylor  
4020 Jefferson Avenue  
South Ogden, UT 84403

E# 3110869 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
17-Dec-20 12:56 PM FEE \$40.00 DEP TH  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 137063-LMP

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## WARRANTY DEED

Stephen D. Taylor and Tamara J. Taylor, husband and wife as joint tenants, as to Parcels 1 and 2 and Tamara J. Taylor and Stephen D. Taylor, wife and husband as joint tenants, as to Parcel 3

**GRANTOR(S)** of South Ogden, State of Utah, hereby Conveys and Warrants to

Stephen D. Taylor and Tamara J. Taylor, husband and wife as joint tenants

**GRANTEE(S)** of South Ogden, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

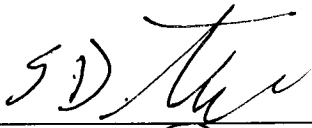
**SEE EXHIBIT A ATTACHED HERETO**

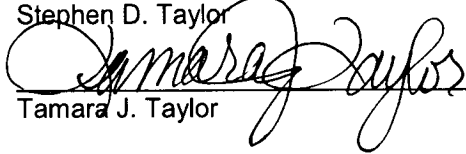
**TAX ID NO.:** 06-037-0022, 06-037-0030 and 06-084-0026 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

\*This deed is being recorded to consolidate parcels. \*

Dated this 17 day of December, 2020.


  
 \_\_\_\_\_  
 Stephen D. Taylor

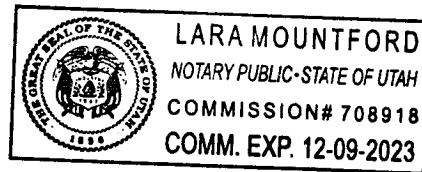
  
 \_\_\_\_\_  
 Tamara J. Taylor

STATE OF UTAH

COUNTY OF DAVIS

The foregoing instrument was acknowledged before me this 17 day of December, 2020 by Stephen D. Taylor and Tamara J. Taylor.

  
 \_\_\_\_\_  
 Notary Public



## EXHIBIT A Legal Description

### PARCEL 1:

A part of Lot 1 and the vacated alley in Block 17, South Ogden, Plat "A", Weber County, Utah: Beginning at a point 190.18 feet South 89°02'00" East along the centerline of 41st Street and 527.52 feet North 00°58'00" East from the centerline intersection of 41st Street and Jefferson Avenue; said point is on the Northerly edge of an existing curb and running thence five (5) courses along the Northerly edge of said curb as follows: Northwesterly along the arc of a 113.60 foot radius non-tangent curve to the left a distance of 49.71 feet (Long Chord bears North 60°40'47" West 49.32 feet); Northwesterly along the arc of a 242.62 foot radius non-tangent curve to the left a distance of 52.47 feet (North 79°46'15" West 52.37 feet); North 87°40'29" West 41.33 feet; North 79°06'17" West 11.91 feet and North 87°54'01" West 9.05 feet to the East right of way line of Jefferson Avenue; thence North 00°58'00" East 3.12 feet along said line to the Northwest corner of said Lot 1; thence South 89°34'10" East 157.18 feet along said lot line extended to the center of the vacated alley; thence South 00°58'00" West 39.66 feet along the center of said alley to the point of beginning.

### PARCEL 2:

A part of Lots 36-42 and the vacated part of alley in Block 17, part of Lots 1-12 and part of the vacated alley in Block 16, South Ogden, Plat "A", Weber County, Utah and a part of the vacated Orchard Avenue: Beginning at a point 190.18 feet South 89°02'00" East along the centerline of 41st Street and 527.52 feet North 00°58'00" East from the centerline intersection of 41st Street and Jefferson Avenue; said point being the intersection of the center of a vacated alley and the Northerly edge of an existing curb and running thence North 00°58'00" East 39.66 feet to the North line of Block 17; thence South 89°34'10" East 380.37 feet along the North line of Block 16 and 17 of South Ogden, Plat "A" to the center of the vacated alley in said Block 16; thence South 00°58'00" West 312.73 feet along the center of said alley in to the South line of said Lot 12 extended; thence North 89°02'00" West 108.00 feet along said line and line extended; thence North 00°58'00" East 40.68 feet to the Northerly edge of an existing curb extended; thence five (5) courses along the Northerly line of said curb and curb extended as follows: North 50°17'55" West 80.66 feet; North 50°35'46" West 57.44 feet; North 50°21'26" West 69.23 feet; North 47°01'52" West 144.55 feet and Northwesterly along the arc of a 113.00 foot radius non-tangent curve to the left of a distance of 4.01 feet (Long Chord bears North 47°08'01" West 4.01 feet to the point of beginning.

### LESS AND EXCEPTING therefrom the following:

A part of Lots 1-11, Block 16, and the Vacated Alley Butting thereon, and Lots 36-42, Block 17, South Ogden Plat "A" together with a portion of the Vacated Orchard Avenue. Being a part of the Northwest Quarter of Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian: Beginning at a point 298.15 feet North 89°02'00" West along the Centerline of 4100 South Street, and 283.00 feet North 0°58'00" East from the monumented in the intersection of Madison Avenue and 4100 South Street and running thence North 00°52'08" East 15.68 feet to the Northerly Edge of an Existing Curb line Extended; thence four (4) courses along said curb line as follows: (1) North 50°17'55" West 80.66 feet; (2) North 50°35'47" West 57.44 feet; (3) North 50°21'26" West 69.23 feet; and (4) North 47°01'52" West 12.42 feet; thence North 39°36'00" East 3.97 feet; thence North 15°21'38" East 38.78 feet; thence North 07°25'59" East 57.74 feet; thence North 10°55'02" West 35.76 feet; thence North 00°19'51" East 64.10 feet; thence North 89°34'00" West 8.50 feet to the Southeast corner of The Cove at 40th Street A Planned Residential Unit Development - P.R.U.D. (Weber County Recorder Book 70 Page 21); thence North 00°58'00" East 300.00 feet along the East Boundary line of said PRUD to the South right of way line of 40th Street; thence South 89°34'00" East 19.32 feet along said South right of way line; thence South 00°57'58" West 365.34 feet to the North line of said Block 17; thence South 89°34'10" East 257.83 feet along said North line and the North line of Block 16 to the Center of the Vacated Alley in Block 16; thence South 00°58'00" West 287.73 feet to the North line Extended of said Lot 12; thence North 89°02'00" West 108.00 feet along said North line of Lot 12, to the point of beginning.

PARCEL 3:

Part of the Northwest quarter of Section 9, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point on the East line of Jefferson Avenue 749.18 feet, more or less, East and 308 feet South from the Northwest corner of said Section 9, said point being 275 feet South of the South line of 40th Street and running thence East 125 feet; thence South 25 feet; thence East 145 feet to the Southeast corner of Henry I. Fryer's land; thence North 300 feet to street; thence East 19.32 feet to the West line of Fred L. Beckett's land; thence South 361 feet to the North line of South Ogden Plat A; thence West along said line 289.37 feet, more or less, to the East line of Jefferson Avenue; thence North 86 feet to the place of beginning.