

Mail Tax Notice To:
Property Seller Solutions, LLC
1310 West 233 North, Ste 201
Centerville, UT 84014



W3118919

E# 3118919 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
19-Jan-21 0159 PM FEE \$40.00 DEP DAC
REC FOR: RICHLAND TITLE INSURANCE AGENCY II
ELECTRONICALLY RECORDED

File No. 2012033L

Tax Serial No. 09-315-0001

WARRANTY DEED

DAVID LUCAS

GRANTOR(S) of Roy, County of Weber, State of Utah, hereby Conveys and Warrants to

PROPERTY SELLER SOLUTIONS, LLC,

GRANTEE(S) of Roy, County of Weber, State of Utah,

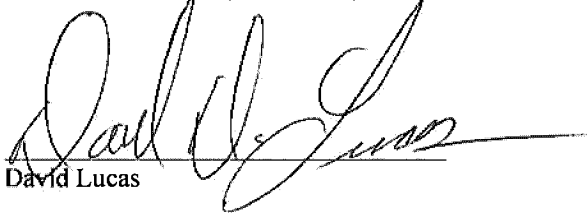
for the sum of Ten and no/100 (\$10.00)-----DOLLARS
and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

SEE ATTACHED EXHIBIT "A"

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.


SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

DATED this 19th day of January, 2021.


David Lucas

STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

On the 19th day of January, 2021 personally appeared before me DAVID LUCAS the signor of the within instrument, who duly acknowledged to me that he/she/they executed the same.



Notary Public



EXHIBIT "A"

Lot 1, ROSE LANE, a PRUD SUBDIVISION, Roy City, Weber County, Utah. Except the following: a parcel of land in fee for the widening of an existing roadway, State Route 97 (Roy 5600 South). known as project No. 0097, being part of an entire tract of property in Lot 1 of the ROSE LANE SUBDIVISION, situate in the Southwest Quarter Southeast Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: beginning on the Northerly right of way line of said project at a point 12.192 M (40.00 feet) perpendicularly distant Northerly from the centerline of said project at Engineer Station 12+679.171, said point also being approximately 1433.122 M (469.56 feet) West (North 89°43'33" West Highway bearing) along the Section line of 12.192 M (40.00 feet) North (North 00°16'27" East Highway Bearing) from the Southeast corner of the Northeasterly along the arc of a 7.110 M (23.33 feet) radius curve to the left 11.177 M (36.67 Feet) (NOTE: Chord to said curve bears North 45°00'00" (North 45°18'29" East Highway bearing) 10.061 M (33.01)); thence East (South 89°43'33" East Highway Bearing) 2.399 M (7.87 Feet) to the West right of way line of 2150 West Street; thence South (South 00°20'31" West Highway bearing) 7.110 M (23.33 feet); thence West (North 89°43'33" West Highway Bearing) 9.509 M (31.20 feet) along the existing Northerly right of way line of 5600 South Street to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation (E# 14367422 Book 1832 Page 1042).

Also known as: 5597 South 2150 West Roy, Utah 84067