

Mail Tax Notice To: Dawn English 1140 Collins Blvd

Ogden, UT 84404

W3136914\*

E# 3136914 PG 1 OF 1 Leann H. Kilts, WEBER COUNTY RECORDER 22-Mar-21 0414 PM FEE \$40.00 DEP PC\ REC FOR: RICHLAND TITLE INSURANCE AGENCY I

ELECTRONICALLY RECORDED

Tax Serial No. 09-315-0001

## WARRANTY DEED

## PROPERTY SELLER SOLUTIONS, LLC

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

**DAWN ENGLISH, as Sole Owner** 

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

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

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 22nd day of March, 2021.

Property Seller Solutions, LLC

By: Melisha Scholle

STATE OF UTAH

:ss. )

)

**COUNTY OF WEBER** 

On the **22nd** day of March, 2021 personally appeared before me Melisha Scholle, the authorized signatory for PROPERTY SELLER SOLUTIONS, LLC the signor of the within instrument, who duly acknowledged to me that he/she/they executed the same.

CHARITY H. DODSON
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 12/09/2022
Commission # 703252

Notary Public