



W3152911

MAIL TAX NOTICE TO:

3949 Saunton Circle
Syracuse, Utah 84075

E# 3152911 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
14-May-21 0105 PM FEE \$40.00 DEP TH
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

187706

WARRANTY DEED

Richard V. Hipwell and Carisa Hipwell, hereinafter referred to as Grantor, do hereby grant, convey, deed, and warrant to:


Shawn Monson Flooring, Inc., a Utah Corporation

herein after referred to as Grantee, of **Weber County, State of Utah**, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the Grantors, right, title and interest in and to the fee estate of the real property located in **Weber County, State of Utah**, more particularly described as follows:

**See Legal Description of Subject Property on attached Exhibit "A"
Tax Parcel Number 15-028-0054**

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that is has the ability to convey the fee estate, in and to the Grantee, free from any claim, interest, in law or equity, from others and that the fee estate, is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way, and easement of record or by prescription.


Richard V. Hipwell 5-14-21
Date


Carisa Hipwell 5/14/21
Date

State of Utah
County of Weber

On this the 14th day of May 2021, Richard V. Hipwell and Carisa Hipwell, acknowledged to me, a Notary Public in the State of Utah, that they executed this deed, on the stated date.


Notary Public

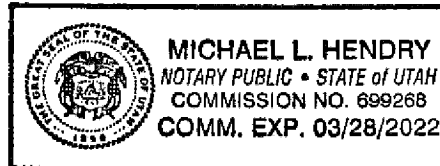


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 187706

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF THE HIPWELL SUBDIVISION BEING 1756.48 FEET NORTH 89°26'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 9 AND 362.31 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 9, THENCE RUNNING NORTH 89°26'19" WEST 209.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 0° 56'30" EAST 398.00 FEET, THENCE SOUTH 89°26'19" EAST 197.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 3600 WEST STREET, THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF 3600 WEST STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 0° 56'30" WEST 86.640 FEET (2) ALONG AN ARC 150.80 FEET OF A 1894.06 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 1°20'21" EAST 150.760 FEET (3) ALONG AN ARC 150.80 FEET OF A 1894.06 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 1°20'21" EAST 150.76 FEET (4) SOUTH 0°56'33" WEST 10.00 FEET TO THE POINT OF BEGINNING.