



W3195157

TAX NOTICE TO:

5730 South 1475 East
Suite 200
Ogden, Utah 84403

1093436

E# 3195157 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
04-Nov-21 0228 PM FEE \$40.00 DEP AP
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

Anthony J. Bown and Shawna L. Bown, hereinafter referred to as Grantor, does hereby grant, convey, assign, deed, and warrant to:


John W. Hansen, as to an undivided 57.50% interest, and
Marc J. Hansen, as to an undivided 42.50% interest

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 the Grantors, right, title and interest in and to the fee estate of the real property located in Weber County, State of Utah, described on attached Exhibit "A".


Weber County, State of Utah, Tax Parcel Number 17-071-0056.

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises.

Together with all water appurtenant to the real property described herein. Subject to easements, restrictions, rights of way of record, by deed or decree. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same 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.



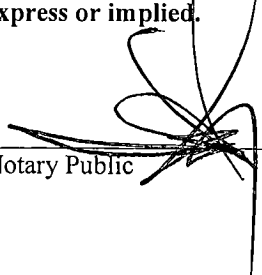
Anthony J. Bown Date 11/3/21



Shawna L. Bown Date 11/3/21

State of Utah
County of Salt Lake

On this the 3 day of November 2021, Anthony J. Bown and Shawna L. Bown, acknowledged to me, a Notary Public, in the State of Utah, via remote on line audio and video, technology, approved by the State of Utah, that this deed was executed by them, on the date stated, under no duress, express or implied.



Notary Public

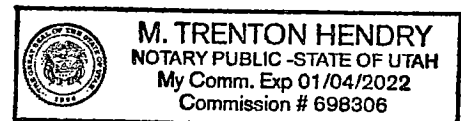


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 189343b

A PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BEGINNING AT THE SOUTHWEST CORNER OF THE TOWNS AT PATRIOT POINT SUBDIVISION PHASE 2, (WEBER COUNTY RECORDER'S BOOK 90 PAGES 017-018), SAID POINT BEING 337.68 FEET NORTH 89 DEG 55 MIN 37 SEC WEST AND 286.81 FEET SOUTH 0 DEG 04 MIN 23 SEC WEST FROM THE CENTER OF THE SAID SECTION 32; AND RUNNING THENCE SOUTH 89 DEG 29 MIN 41 SEC EAST 1,121.29 FEET ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY LINE OF THE TOWNS AT PATRIOT POINT SUBDIVISION PHASE 1A, (WEBER COUNTY RECORDER'S BOOK 90 PAGES 015-016) AND THE SOUTH BOUNDARY LINE OF THE RANCHES PHASE 3 - A P.R.U.D. SUBDIVISION (WEBER COUNTY RECORDER'S BOOK 83 PAGES 095-096) AND THE SOUTHERN BOUNDARY LINE OF RANCH VIEW TOWNHOMES PHASE 3 (WEBER COUNTY RECORDER'S BOOK 66 PAGE 055); THENCE SOUTH 80 DEG 04 MIN 39 SEC EAST 269.59 FEET ALONG SAID SOUTHERN BOUNDARY LINE; THENCE NORTH 12 DEG 32 MIN 24 SEC EAST 57.83 FEET ALONG THE EASTERN BOUNDARY LINE OF SAID RANCH VIEW TOWNHOMES PHASE 3; THENCE SOUTH 80 DEG 59 MIN 22 SEC EAST 398.12 FEET; THENCE SOUTH 03 DEG 10 MIN 41 SEC WEST 344.68 FEET TO THE NORTHERN BOUNDARY LINE OF HIDDEN WILLOW ESTATES SUBDIVISION FIRST AMENDMENT (WEBER COUNTY RECORDER'S BOOK 68 PAGES 096-097); THENCE THREE (3) COURSES ALONG SAID AMENDMENT AS FOLLOWS: (1) NORTH 78 DEG 37 MIN 05 SEC WEST 139.74 FEET; (2) NORTH 84 DEG 23 MIN 32 SEC WEST 1,200.06 FEET; AND (3) SOUTH 89 DEG 22 MIN 43 SEC WEST 455.51 FEET TO THE NORTHWEST CORNER OF SAID HIDDEN WILLOW ESTATES SUBDIVISION BEING THE NORTHEAST CORNER OF HIDDEN WILLOW ESTATES WEST SUBDIVISION (WEBER COUNTY RECORDER'S BOOK 64 PAGES 085); THENCE SOUTH 89 DEG 22 MIN 36 SEC WEST 1,082.31 FEET ALONG THE NORTH BOUNDARY LINE OF SAID HIDDEN WILLOW ESTATES WEST SUBDIVISION TO THE EAST BOUNDARY LINE OF WILDFLOWER ESTATES PHASE NO. 4, (WEBER COUNTY RECORDER'S BOOK 73 PAGES 035); THENCE NORTH 04 DEG 24 MIN 19 SEC EAST 296.45 FEET ALONG SAID EAST BOUNDARY LINE; THENCE SOUTH 89 DEG 37 MIN 43 SEC EAST 1,072.55 FEET TO THE WEST BOUNDARY LINE OF SAID THE TOWNS AT PATRIOT POINT SUBDIVISION PHASE 2; THENCE SOUTH 01 DEG 29 MIN 49 SEC EAST 10.35 FEET ALONG SAID WEST BOUNDARY LINE TO THE POINT OF BEGINNING.