

File No. 035164
When recorded return to:
Lincoln Title Insurance Agency
2225 Washington Blvd, Ste 110
Ogden, UT 84401



W3224768

E# 3224768 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
18-Mar-22 12:13 PM FEE \$40.00 DEP SLI
REC FOR: LINCOLN TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Mail tax notice to:
Grantee
905 24th Street
Ogden, UT 84401

WARRANTY DEED

HALL BROTHERS LAND COMPANY, L.L.C., A UTAH LIMITED LIABILITY COMPANY, "Grantor",

hereby CONVEYS and WARRANTS to:

BLACKBURN JONES REAL ESTATE INCORPORATED, a Utah corporation, "Grantee",

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Weber County, State of Utah:

A PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF MONROE BOULEVARD EAST BEING LOCATED NORTH 89°02'06" WEST 2408.57 FEET AND NORTH 0°00'00" EAST 935.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 28; RUNNING THENCE SOUTH 89°19'21" WEST 163.22 FEET; THENCE SOUTH 42°29'46" WEST 48.61 FEET; THENCE NORTH 88°49'22" WEST 136.32 FEET; THENCE NORTH 1°10'38" EAST 108.00 FEET; THENCE NORTH 88°49'22" WEST 169.40 FEET; THENCE NORTH 1°10'40" EAST 272.89 FEET TO THE SOUTH RIGHT OF WAY LINE OF 2750 NORTH; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOLLOWING TWO(2) COURSES; (1) ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 15.38 FEET, HAVING A CENTRAL ANGLE OF 88°07'30" WITH A CHORD BEARING NORTH 45°14'25" EAST 13.91 FEET; (2) NORTH 89°18'11" EAST 542.47 FEET TO THE WESTERLY RIGHT OF LINE OF MONROE BOULEVARD; THENCE ALONG SAID RIGHT OF LINE THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 33°32'47" EAST 14.74 FEET; (2) SOUTH 9°17'31" WEST 153.69 FEET; (3) ALONG THE ARC OF 460.92 FOOT RADIUS CURVE TO THE RIGHT 69.63 FEET, HAVING A CENTRAL ANGLE OF 8°39'19" WITH A CHORD BEARING SOUTH 13°37'11" WEST 69.56 FEET; (4) ALONG THE ARC OF A 542.27 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°27'53" WITH A CHORD BEARING SOUTH 10°42'54" WEST 136.54 FEET TO THE POINT OF BEGINNING.

18-028-0004; 18-028-0002; 18-028-0007; 18-027-0007; 18-027-0008; 17-019-0028 (pt)

SUBJECT TO the County and City taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record or enforceable in law or equity.

WITNESSETH, the hand of said grantor, this 9 day of March, 2022.

HALL BROTHERS LAND COMPANY, L.L.C., A UTAH LIMITED LIABILITY COMPANY

By:

Cherie Renee Hall Ensminger
Cherie Renee Hall Ensminger, Manager

Richard Hall
Richard Hall, Manager

ACKNOWLEDGMENT

State of Virginia
County of Washington
On this 9 day of 3, 2022 Cherie R. Ensminger
personally appeared before me,
who is personally known to me, JA DL
 whose identity I verified on the basis of 65831865
whose identity I verified on the oath/affirmation of _____
a credible witness,
to be the signer of the foregoing document, and he/she acknowledged
that he/she signed it. Curtis C. Dalton
Notary Signature
My Commission Expires: 10/31/25

CURTIS LEE DALTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7722987

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