



W3247292

MAIL TAX NOTICES TO GRANTEE AT:
PO BOX 186 EDEN, UT 84310

E# 3247292 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
26-Jul-22 1224 PM FEE \$40.00 DEP SLV
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **07-065-0045**

Property Address(es) (if any):

136 WEST 5200 SOUTH, WASHINGTON TERRACE, UT 84405

WARRANTY DEED

GAYE C WHITE ("Grantor(s)"), in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

C. SCOTT EAMES, as Trustee of THE 136 W 5200 S LIVING TRUST U/A/D JULY 10, 2022 ("Grantee"),

in fee simple the following described real property located in **WEBER** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor(s) in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

*****ALSO SUBJECT TO THE FOLLOWING:*****

Deed of Trust, summarized as follows:

Recorder's Entry No.: 2860607
Date Recorded: June 1, 2017
Date of Document: May 18, 2017
Dollar Amount: \$165,191.00
Borrower/Trustor: Gaye C. White
Lender: Paramount Equity Mortgage
Beneficiary: MERS as nominee for Lender
Trustee: Placer Title Insurance Agency of Utah

Assignment of Deed of Trust recorded March 22, 2022 as Entry No. 3225368, whereby MERS as nominee for Paramount Equity Mortgage assigned its beneficial interest to Freedom Mortgage Corporation.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for Reference Purposes:

File No.: **OG50737**

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EXHIBIT "A"
Legal Description

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT EAST 2412 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 180 FEET PARALLELING THE WEST LINE OF SECTION 17; THENCE SOUTH 89°34' EAST 66 FEET; THENCE SOUTH 180 FEET PARALLELING THE WEST LINE OF SAID SECTION 17; THENCE WEST 66 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: THE SOUTH 33 FEET THEREOF LYING WITHIN STREET RIGHT-OF-WAY.