



\*W3250540\*

**When recorded, mail deed and tax notice to:**

NovaSource Enterprises, LLC,  
a Utah limited liability company  
152 Sunset View Drive  
Centerville, UT 84014

E# 3250540 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER  
15-AUG-22 3:13 PM FEE \$40.00 DC  
REC FOR: NOVASOURCE ENT (SMOOT)

**PERSONAL REPRESENTATIVE'S DEED**

Accommodation Only

APN: 11-039-0002, 0008, 0024

**Mary Ellen Smoot, individually and as Personal Representative of the Estate of Stanley M. Smoot (who acquired title as Stanley and Mary Ellen Smoot, a married couple)** pursuant to Probate Case No. 123700129, of Bountiful, County of Davis, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**NovaSource Enterprises, L.L.C., a Utah limited liability company,**

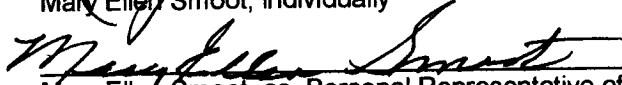
Grantee(s), of Centerville, Davis County, State of Utah, for the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Weber County, Utah, to wit:

See attached "Exhibit A"

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.


Witness the hand(s) of said Grantor(s) this 1 day of August, 2022.

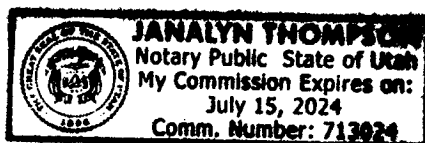
  
Mary Ellen Smoot, individually

  
Mary Ellen Smoot, as Personal Representative of the Estate of Stanley M. Smoot (who acquired title as Stanley and Mary Ellen Smoot, a married couple)

State of UTAH, County of DAVIS :ss

On the 1 day of August, 2022, personally appeared before me Mary Ellen Smoot, individually and as Personal Representative of the Estate of Stanley M. Smoot (who acquired title as Stanley and Mary Ellen Smoot, a married couple), the signer of the foregoing instrument who duly acknowledged to me that she executed the same.

  
Notary Public



## EXHIBIT "A"

### Legal Description

The property containing approximately 2.21 acres located at 765 North Harrisville Road, Harrisville, UT 84404 with parcel numbers 110390002, 110390008 & 110390024 and situated in the County of Weber, State of Utah, and described as follows:

11-039-0002

ALL OF LOT 3, BLOCK 1, CROPSY'S 3RD ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, AND PART OF LOT 4, SAID BLOCK 1, IN SAID ADDITION: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; RUNNING THENCE WEST 140 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 3; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4, 214.5 FEET; THENCE NORTH 68D56' EAST 264.8 FEET TO THE EAST LINE OF SAID LOT 4; THENCE NORTHERLY 164.5 FEET ALONG SAID EAST LINE TO THE PLACE OF BEGINNING. EXCEPT ANY PORTION THEREOF LYING WEST OF FENCE LINE AS DESCRIBED IN BOOK 615, PAGE 405. TOGETHER WITH 1/2 OF THE VACATED STREET ABUTTING THEREON. ALSO: ALL OF THAT PORTION OF ANGLE AVENUE, AS VACATED LYING WEST OF THE SURVEYED PROPERTY LINE ALONG CERTAIN OLD FENCE LINES AND ABUTTING SAID LOTS ON THE EAST. SAID SURVEYED PROPERTY LINE BEING DESCRIBED AS FOLLOWS: A PROPERTY LINE ESTABLISHED BY ACTUAL SURVEY ALONG CERTAIN OLD FENCES, SAID SURVEYED LINE BEING SITUATED IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND FALLING WITHIN THE RIGHT-OF-WAY LIMITS OF THE VACATED PORTION OF ANGLE AVENUE WITHIN CROPSY'S 3RD ADDITION; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH SIDE OF HARRISVILLE ROAD; SAID POINT BEING NORTH 67D21' WEST 335.55 FEET AND SOUTH 1D42' WEST 53.00 FEET FROM THE POINT OF INTERSECTION OF THE EXTENSIONS OF THE CENTER LINES OF WALL AVENUE AND SAID HARRISVILLE ROAD; RUNNING THENCE SOUTH 1D42' WEST 88.00 FEET; THENCE SOUTH 1D49' WEST 198.00 FEET; THENCE SOUTH 38D53' EAST 107 FEET, MORE OR LESS, TO THE SOUTHERN EXTREMITY OF SAID VACATED ANGLE AVENUE. TOGETHER WITH THE WESTERLY HALF OF THE VACATED ALLEY ABUTTING THEREON. (BOOK 1569 PAGE 2694)

11-039-0008

ALL OF LOT 1 AND PART OF LOT 12, BLOCK 2, CROPSY'S 3RD ADDITION, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; RUNNING THENCE SOUTH ALONG THE STREET TO THE SOUTHWEST CORNER OF LOT 12; THENCE SOUTHEASTERLY ALONG ANGLE AVENUE 43.5 FEET; THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 1; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING. ALSO: ALL OF THAT PORTION OF ANGLE AVENUE AS VACATED, LYING EAST OF THE SURVEYED PROPERTY LINE ALONG CERTAIN OLD FENCE LINES, SAID SURVEYED PROPERTY LINE BEING DESCRIBED AS FOLLOWS: A PROPERTY LINE ESTABLISHED BY ACTUAL SURVEY ALONG CERTAIN OLD FENCES; SAID SURVEYED LINE BEING SITUATED IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND FALLING WITHIN THE RIGHT-OF-WAY LIMITS OF THAT VACATED PORTION OF ANGLE AVENUE WITHIN CROPSY'S 3RD ADDITION; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF HARRISVILLE ROAD; SAID POINT BEING NORTH 67D21' WEST 335.55 FEET AND SOUTH 1D42' WEST 53.00 FEET FROM THE POINT OF INTERSECTION OF THE EXTENSIONS OF THE CENTER LINES OF WALL AVENUE AND SAID HARRISVILLE ROAD; RUNNING THENCE SOUTH 1D42' WEST 88.00 FEET; THENCE SOUTH 1D49' WEST 198.00 FEET; THENCE SOUTH 38D53' EAST 107 FEET, MORE OR LESS, TO THE SOUTHERN EXTREMITY OF SAID VACATED ANGLE AVENUE.

11-039-0024

PART OF LOTS 1 & 2, BLOCK 1, CROPSEYS THIRD ADDITION AND PART OF ANGLE AVENUE, AS VACATED BEING PART OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT BEING NORTH 1664.93 FEET AND WEST 408.68 FEET FROM AN OGDEN CITY BRASSCAP MONUMENT IN THE INTERSECTION OF WALL AVENUE AND NORTH STREET, THENCE SOUTH 0D45'11" WEST 76.46 FEET, THENCE SOUTH 89D59'10" EAST 160.95 FEET, THENCE NORTH 01D49'00" EAST 134.61 FEET ALONG A CERTAIN OLD FENCE LINE, THENCE NORTH 01D42'00" EAST 98.80 FEET ALONG SAID OLD FENCE LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF HARRISVILLE ROAD, THENCE ALONG SAID RIGHT OF WAY LINE NORTH 67D27'00" WEST 52.78 FEET, THENCE SOUTH 09D03'23" WEST 180.48 FEET, THENCE NORTH 89D14'49" WEST 90.00 FEET TO THE POINT OF BEGINNING.