



W3262553

MAIL TAX NOTICES TO GRANTEE(S) AT:
2544 HARRISON BLVD
OGDEN, UT 84401

E# 3262553 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
07-Nov-22 1224 PM FEE \$40.00 DEP TH
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED



File No. SL51967C

Property Reference Information:

Tax Parcel No(s).: **02-025-0023**

Property Address(es) (if any):

2544 HARRISON BLVD, OGDEN, UT 84401

WARRANTY DEED

SPENCER PROGRESSION, LLC, a UTAH limited liability company ("Grantor"),

in exchange for good and valuable consideraiton, hereby conveys and warrants to

JARED ERICKSON, A MARRIED MAN. ("Grantee(s)")

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"):

Part of Lot 4, Block 28, Plat C, OGDEN CITY SURVEY, Weber County, Utah: Beginning at a point 46 feet North of the Southwest Corner of said Lot, running thence North 40 feet, thence East 138 feet, thence South 40 feet, thence West 138 feet to the place of beginning.

Also: A Right-of-Way over 20 feet Right-of-Way adjoining the above described property immediately on the East.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) 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.

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

Information for reference purposes:

GT Title File No.: **SL51967C**
Tax Parcel No(s).: **02-025-0023**
Property Address(es) (if any):
2544 HARRISON BLVD, OGDEN, UT 84401

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 4 day of **NOVEMBER, 2022**.

SPENCER PROGRESSION, LLC

By: 
CASSONDRA CARPENTER
Its: **AUTHORIZED SIGNOR**

STATE OF UTAH)
)
COUNTY OF Salt Lake)
) ss.

On this 4 day of **November, 2022**, personally appeared before me **CASSONDR CARPENTER**, who stated that he/she is the **AUTHORIZED SIGNOR** of **SPENCER PROGRESSION, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.


NOTARY PUBLIC

