



W3265045

E# 3265045 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
29-Nov-22 0238 PM FEE \$40.00 DEP TT
REC FOR: REAL ADVANTAGE TITLE INSURANCE AG
ELECTRONICALLY RECORDED



After Recording Return To:
Mail Tax Notices To:
Rex Odenwalder

File Number: 22-14147-SW
Parcel ID: 09-075-0105, 09-075-0279, 09-075-0202

Warranty Deed

Know All Men By These Presents that , **Gregory L. Ledger and Valentina Ledger, husband and wife**, (henceforth referred to as "Grantor") of **Hooper, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Rex Odenwalder, married man**, (henceforth referred to as "Grantee") of **5691 West 5300 South, Hooper, UT 84315**, with **WARRANTY COVENANTS**:

Property 1:

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 490.0 FEET ALONG THE SECTION LINE AND SOUTH 89°38' WEST 40 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17, RUNNING THENCE SOUTH 20 FEET PARALLELING THE SECTION LINE; THENCE SOUTH 89°38' WEST 290.0 FEET; THENCE SOUTH 150 FEET; THENCE SOUTH 89°38' WEST 272 FEET; THENCE NORTH 170.0 FEET PARALLELING THE SECTION LINE; THENCE NORTH 89°38' EAST 562 FEET TO THE POINT OF BEGINNING.

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Parcel 2:

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, BEGINNING AT A POINT 490 FEET SOUTH AND 40 FEET SOUTH 89°38' WEST OF THE NORTHEAST CORNER OF SAID SECTION 17, AND RUNNING THENCE SOUTH 89°38' WEST 502 FEET, THENCE NORTH PARALLELING THE SECTION LINE 160 FEET, THENCE

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NORTH 89°38' FEET, THENCE SOUTH 160 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S. SURVEY: BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 4300 WEST STREET, BEING LOCATED SOUTH 0°40'56" WEST 332.28 FEET AND NORTH 90°00'00" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, AND RUNNING THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 0°40'56" WEST 160.00 FEET: THENCE NORTH 89°54'27" WEST 273.36 FEET; THENCE NORTH 0°01'33" EAST 160.12 FEET; THENCE SOUTH 89°52'47" EAST 275.19 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING: PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 4300 WEST STREET BEING LOCATED SOUTH 0°40'56" WEST 330.28 FEET AND NORTH 90°00'00" WEST 33.00 FEET, RUNNING THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 0°40'56" WEST 160.00 FEET, THENCE NORTH 89°52'02" WEST 309.21 FEET THENCE NORTH 0°40'56" EAST 159.91 FEET, THENCE SOUTH 89°52'57" EAST 309.21 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING: PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 4300 WEST STREET BEING LOCATED SOUTH 0°40'56" WEST 330.28 FEET ALONG THE EAST LINE OF SAID NORTHWESTQUARTER AND NORTH 90°00'00" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, RUNNING THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 0°40'56" WEST 160.00 FEET THENCE NORTH 89°52'02" WEST 309.21 FEET, THENCE NORTH 89°42'31" WEST 62.00 FEET, THENCE NORTH 0°40'56" EAST 159.73 FEET, THENCE SOUTH 89°52'57" EAST 371.22 FEET TO THE POINT OF BEGINNING.

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Parcel 3:

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°38'00" WEST 722.7 FEET AND SOUTH 323.40 FEET FROM THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE SOUTH 89°38' WEST 150.00 FEET, THENCE SOUTH 336.6 FEET, THENCE NORTH 89°38'00" EAST 270.00 FEET, THENCE NORTH 170.00 FEET, THENCE NORTH 89°38' EAST 60.00 FEET, THENCE NORTH 165.00 FEET, THENCE SOUTH 89°30' WEST 180.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Together with a 16.5 foot right of way from the property to 4300 West Street.

WARRANTY DEED

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2 W R L L
TOGETHER WITH ~~1~~ SHARE OF WILSON IRRIGATION WATER.

Tax Parcel #: 09-075-0202

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 29th
day of Nov., 2022.

Gregory L. Ledger
Gregory L. Ledger

Valentina Ledger
Valentina Ledger

STATE OF UTAH
COUNTY OF ~~SALT LAKE~~ Weber WR

On this 29th day of Nov., 2022, before me Wayne T. Russell, a notary
public, personally appeared Gregory L. Ledger and Valentina Ledger, proved on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument,
and acknowledged he/she/they executed the same.

Witness my hand and official seal

Wayne T. Russell
Notary Public

