



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.

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2 W. S. J.

TOGETHER WITH ~~1/2~~ 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.

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

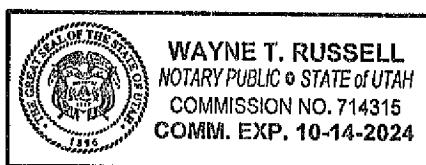
Gregory L. Ledger
Gregory L. Ledger
Valentina Ledger
Valentina Ledger

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



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