



W3269562

MAIL TAX NOTICE TO:
T&S Capital and Realty Group, LLC
1544 N 4700 W
Ogden, UT 84401

E# 3269562 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
09-Jan-23 0244 PM FEE \$40.00 DEP TN
REC FOR: STEWART TITLE OF UTAH
ELECTRONICALLY RECORDED

WARRANTY DEED

Phillip P Smith, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to T&S Capital and Realty Group, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Weber County, State of Utah described as follows:

The land referred to herein is situated in the County of Weber, State of Utah, and is described as follows:

All of Lot 1, and part of Lot 2, Block 5, Lake View Addition, to Ogden City, Weber County, Utah, described as follows: Beginning at the Southwest corner of said Lot 1; and running thence North 34.32 feet, more or less to the Northwest corner of said Lot 1; thence East to the Northeast corner of said Lot 1; thence South 40.32 feet; thence West to the West line of said Lot 2; thence North 6 feet to the place of Beginning.

Tax ID No. 050960031 (shown for informational purposes only)

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 9th day of January, 2023.

Phillip P Smith by Anita L Smith
Phillip P Smith by Anita L Smith
his attorney in fact

State of Utah
County of Weber

On this 9th day of January, 2023, personally appeared before me, the undersigned Notary Public, Anita L. Smith being by me duly sworn/affirmed, did say that he/she is the attorney-in-fact of Phillip P Smith, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Kori A Cannon

Notary Public
My commission expires:

