



W3271027

E# 3271027 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
25-Jan-23 1030 AM FEE \$40.00 DEP SLV
REC FOR: STEWART TITLE OF UTAH
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO:

Michael Coolidge and Tiffany M. Jones
253 4th Street
Ogden, UT 84404

WARRANTY DEED

Michael Coolidge and Mary Coolidge, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Michael Coolidge and Tiffany M. Jones as joint tenants with full rights of survivorship, **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:

Part of the East Half of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the South line of 4th Street, which bears North 89°09' West 219.45 feet, more or less, (192.45 feet, more or less, per Quitclaim Deed, recorded January 23, 1995, in Book 1744 at Page 1874), from the center line of Grant Avenue; running thence North 89°09'45" West 110.63 feet; thence South 0°58' West 312.62 feet, more or less, to the South line of Ogden City's property as deeded in Book of Deeds No. 107, Page 364; thence East to the West line of Drumiler's Addition; thence North 3°20' East along the West line of said Addition to the Southwest corner of Lot A, Block 6, Orchard Grove Addition; thence North 88°16' West 10 feet; thence North 3°02'15" West 55.5 feet to the place of beginning.

Tax ID No. 12-084-0050

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

File No.: 1914944
Warranty Deed – Continued
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WITNESS, the hand of said grantor this 20 day of January, 2023.

Michael Coolidge
Michael Coolidge

Mary Coolidge
Mary Coolidge

State of Utah
County of Weber

On this 20 day of January, 2023, personally appeared before me, the undersigned Notary Public, personally appeared Michael Coolidge and Mary Coolidge 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.

Patricia M Roberts
Notary Public
My commission expires: 07/30/2025

