

MAIL TAX NOTICE TO GRANTEE:
Bruce Sperry and Ronda Sperry
822 East Mountain Road
North Ogden, UT 84414
File Number: 2272000KJO



W3271235

E# 3271235 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
26-Jan-23 0405 PM FEE \$40.00 DEP SLV
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)
ELECTRONICALLY RECORDED

WARRANTY DEED

Matthew Fred Stringham and Jessica Stringham,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Bruce Sperry and Ronda Sperry, husband and wife as joint tenants

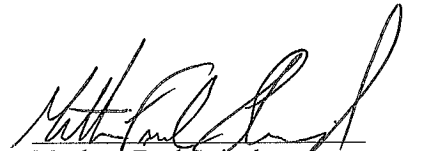
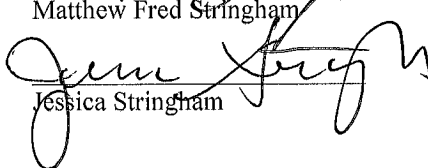
GRANTEE

the following tract of land in Weber County, State of Utah, to-wit

See Attached Legal Description
TAX ID NUMBER FOR PROPERTY: 16-304-0024

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

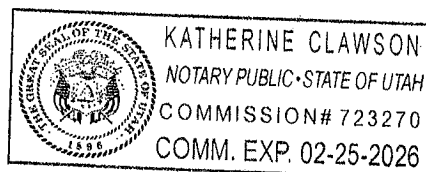
Effective as of this 26th day of January, 2023.


Matthew Fred Stringham

Jessica Stringham

STATE OF: UTAH

COUNTY OF: Weber

The foregoing instrument was acknowledged before me this 26 day of January, 2023 by Matthew Fred Stringham and Jessica Stringham



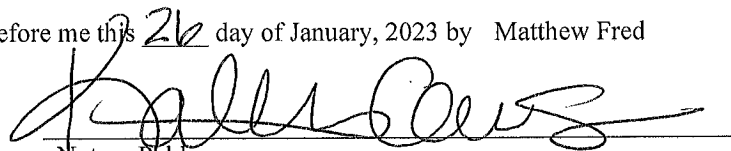

Notary Public
Commission Expires: 02-25-2026

EXHIBIT A

Lot 24, NORTH OGDEN COVE 2ND AMENDMENT, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).