

MAIL TAX NOTICES TO GRANTEE AT:
887 W 800 N, PROVO UT 84601



W3279741

E# 3279741 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
13-Apr-23 0304 PM FEE \$40.00 DEP SLV
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **04-031-0049**
Property Address(es) (if any):
2820 SOUTH ADAMS AVENUE, OGDEN, UT 84403

WARRANTY DEED

JESSICA SHELLEY ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

TKMS LLC , an IDAHO limited liability company ("Grantee"),

in fee simple the following described real property located in **WEBER** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

PART OF LOTS 3 AND 5, BLOCK 4, SOUTH OGDEN SURVEY OF OGDEN CITY SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF ADAMS AVENUE, 107.52 FEET, MORE OR LESS, WEST AND 152.50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 5, AND RUNNING THENCE SOUTH 36.5 FEET, THENCE EAST 152 FEET; THENCE NORTH 36.5 FEET; THENCE WEST 152 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE EAST 20 FEET OF THE NORTH 7.52 FEET, MORE OR LESS, OF THE COUNTY OF WEBER, STATE OF UTAH.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL53049CE**
Tax Parcel No(s): **04-031-0049**
Property Address(es) (if any):
2820 SOUTH ADAMS AVENUE, OGDEN, UT 84403

-Signature Page to Warranty Deed-

Witness the hand of Grantor this 10 day of **APRIL, 2023**.



JESSICA SHELLEY

STATE OF UTAH)
COUNTY OF Welder) ss.

On this 10 day of **April, 2023**, personally appeared before me **JESSICA SHELLEY**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

