



W3288061

E# 3288061 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
22-Jun-23 0438 PM FEE \$40.00 DEP CF
REC FOR: STEWART TITLE OF UTAH
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO:

Service Mortgage Corporation, a Utah Corporation
377 N. Main
Layton, UT 84041

WARRANTY DEED

Steven Poulsen, Successor Trustee of The L. Leon Poulsen Revocable Trust, Dated March 3, 2011 and Steven Poulsen, Successor Trustee of The Anna S. Poulsen Revocable Trust, Dated March 3, 2011, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Service Mortgage Corporation, a Utah Corporation, **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:

Parcel 1:

Part of the Northwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 2148.45 feet North 89°44'58" East (816.75 feet East of the Southwest corner of the Southeast Quarter of said Quarter Section) along the Quarter Section line to the Northeasterly line of Ritter Drive, 51.58 feet South 61°56'30" East, and 117.42 feet North 28°59'41" East from the Southwest corner of said Quarter Section, running thence North 28°59'41" East 168.03 feet along a fence line, extended to the Southerly boundary line of the Cherry Creek Apartment property; thence two (2) courses along said boundary as follows: South 58°45'10" East 81.64 feet and North 80°58'21" East 70.89 feet; thence South 26°04'25" West 208.03 feet to an existing fence; thence North 61°16'37" West 148.03 feet along said fence to the point of Beginning, County of Weber, State of Utah.

Parcel 1-A:

Together with a 16 foot right of way over and across the East line of the following described property: A part of the West half of the Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the Northerly line of Ritter Drive said point being 2148.45 feet North 89°44'58" East along the Quarter Section line and 51.58 feet South 61°56'30" East from the West Quarter Corner of said Section 13; running thence North 28°59'41" East 117.42 feet along an existing fence to a fence corner; thence South 61°16'37" East 148.03 feet; thence South 26°04'25" West 115.76 feet to the Northerly line of Ritter Drive; thence North 61°56'30" West 153.94 feet along said line to the point of Beginning.

Tax ID No. 08-106-0026 (shown for informational purposes only)

Parcel 2:

Part of the Northwest Quarter and Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning 816.75 feet East and South 61°15' East 51.58 feet from the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 13, running thence North 28°59'41" East 117.42 feet; thence South 61°16'37" East 148.03 feet; thence South 26°04'25" West 115.76 feet, thence North 60°52' West 151.50 feet to the point of Beginning.

Less and except: Part of the Northwest Quarter and Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base & Meridian, and more particularly described as follows: Beginning at a

East from the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 13, and running thence North 29°06'04" East 13.96 feet, thence South 61°43'09" East 150.67 feet, thence South 26°10'48" West 16.50 feet, thence North 60°45'37" West 151.50 feet to the point of Beginning.

Tax ID No. 08-106-0032 (shown for informational purposes only)

Parcel 3:

Part of the West half of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the Northerly line of Ritter Drive, said point being 2148.45 feet North 89°44'58" East along the Quarter Section line and 205.53 feet South 61°56'30" East from the West Quarter Corner of said Section 13, running thence North 26°04'25" East 323.81 feet, thence South 1°40'59" East 192.69 feet, thence North 89°25'23" East 95.62 feet, thence South 9°58'56" West 104.45 feet, thence South 29°08' West 103.00 feet to the North line of Ritter Drive, thence North 61°56'30" West 199.04 feet along said line to the point of Beginning.

Less and except: A part of the West half of Section 13, Township 5 North, Range 2 West Salt Lake Base & Meridian, and more particularly described as follows: Beginning at a point which is 2148.45 feet North 89°53'37" East along the Section line and 505.53 feet South 61°29'35" East from the West Quarter Corner of Section 13 and running South 61°29'35" East 199.04 feet thence North 29°34'55" East 15.03 feet thence North 61°43'42" West 199.82 feet, thence South 26°31'20" West 14.21 feet to the point of Beginning.

Tax ID No. 08-112-0041 (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 22nd day of June, 2023.

The L. Leon Poulsen Revocable Trust dated March
3, 2011

By: [Signature]
Steven Poulsen, Successor Trustee

The Anna S. Poulsen Revocable Trust dated March
3, 2011

By: [Signature]
Steven Poulsen, Successor Trustee

State of Utah
County of Weber

On this 22nd day of June, 2023, personally appeared before me, the undersigned Notary Public, ~~Steve P.~~ ST Steven Poulsen, Successor Trustee of The L. Leon Poulsen Revocable Trust, Dated March 3, 2011 and ~~Steve P.~~ ST Steven Poulsen, Successor Trustee of The Anna S. Poulsen Revocable Trust, Dated March 3, 2011, 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.

[Signature]
Notary Public
My commission expires: 6/14/23

