



W3304484

Mail Recorded Deed & Tax Notice To:
Austin Nelson
544 7th Street
Ogden, UT 84404

E# 3304484 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
08-Nov-23 10:41 AM FEE \$40.00 DEP SLW
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I
ELECTRONICALLY RECORDED



File No.: 171550-DWP

WARRANTY DEED

Austin Nelson, a single man,

GRANTOR(S), of Ogden, State of Utah, hereby Conveys and Warrants to

Austin Nelson,

GRANTEE(S), of Ogden, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 12-055-0007 (for reference purposes only)

PCV bst BST db

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]


Dated this 3rd day of November, 2023.


Austin Nelson

STATE OF UTAH

COUNTY OF DAVIS

On this 3rd day of November, 2023, before me, personally appeared Austin Nelson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


Notary Public

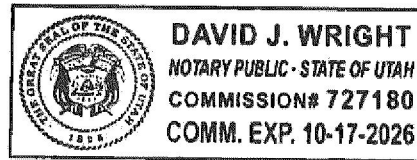


EXHIBIT A
Legal Description

Part of the Southwest quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey:

Beginning at a point on the North line of 7th Street, 340.4 feet South 89°10'00" East of a point on the West line of said quarter section, being 1471.3 feet South 01°02'00" West of the Northwest corner of said section running thence North 03°22'00" East 150 feet; thence South 89°10'00" East 70.00 feet; thence South 03°22'00" West 150 feet to the North line of 7th Street; thence North 89°10'00" West along the North line of 7th Street 70 feet, more or less, to the place of beginning.