

File No. 040587



W3309033

Mail Tax Notice to Grantee(s) and
When Recorded Return to:
529 E 2100 N
North Ogden, UT 84414

E# 3309033 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
20-Dec-23 0956 AM FEE \$40.00 DEP SD
REC FOR: LINCOLN TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

WARRANTY DEED

Stefan Lempka and Lauren Ford, Grantor(s),

hereby CONVEY(S) and WARRANT(S) to:

Matthew Dahlquist, An Unmarried Man, Grantee(s),

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Weber County, State of Utah:

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT IN THE CENTERLINE OF 2100 NORTH STREET 12.23 CHAINS EAST AND 23.90 CHAINS NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT ALSO BEING 1381.25 FEET SOUTH 89°49' EAST OF THE CENTERLINE OF WASHINGTON BOULEVARD, AND RUNNING THENCE SOUTH 89°49' EAST 79.49 FEET ALONG SAID CENTERLINE OF 2100 NORTH STREET, THENCE SOUTH 0°05' WEST 173.5 FEET TO THE NORTH LINE OF THOROUGHbred ESTATES SUBDIVISION AS RECORDED IN BOOK 34 AT PAGE 44 IN THE WEBER COUNTY RECORDERS OFFICE, THENCE NORTH 89°49' WEST 79.49 FEET ALONG SAID NORTH LINE OF THROUGHbred ESTATES SUBDIVISION TO THE NORTHWEST CORNER OF SAID SUBDIVISION SAID POINT ALSO BEING THE ON THE EAST LINE OF JILLVILLE SUBDIVISION NO. 1 AS RECORDED IN BOOK 12 AT PAGE 75 IN THE WEBER COUNTY RECORDERS OFFICE, THENCE NORTH 0°05' EAST 173.5 FEET ALONG SAID EAST LINE OF JILLVILLE SUBDIVISION NO. 1 TO THE POINT OF BEGINNING. EXCEPTING THEREFROM: THAT PORTION LYING WITHIN THE DEDICATED STREET OF 2100 NORTH.

17-076-0006 BT

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants; Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record or enforceable in law or equity.

WITNESS, the hand(s) of said grantor(s), this 19 day of Dec, 2023.

Stefan Lempka by Lauren Elizabeth Ford, his attorney-in-fact

Stefan Lempka,
by Lauren Elizabeth Ford, his attorney-in-fact

Lauren Ford
Lauren Ford

STATE OF UTAH)

COUNTY OF Weber :SS)

On the 19 day of Dec, 2023, personally appeared before me Lauren Stefan Lempka by Lauren Elizabeth Ford, his attorney-in-fact, and Lauren Ford, individually, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

[Signature]

Notary Public

My Commission Expires:

Residing at:

