



W3309256

mail Tax notices 2

MAILING ADDRESS OF GRANTEE:

Mr. Wayne R. Prevedel
3369 South 3500 West
West Haven, Utah 84401

E# 3309256 PG 1 OF 6

LEANN H KILTS, WEBER CTY. RECORDER
22-DEC-23 1006 AM FEE \$40.00 SED
REC FOR: WAYNE R. PREVEDEL

QUITCLAIM DEED

Scott D. Prevedel, Karen Prevedel, and Wayne R. Prevedel, Trustees of The Dennie and Geraldine Prevedel Family Trust dated January 6, 1993, Grantors, of Weber County, Utah, hereby QUITCLAIM to

Wayne R. Prevedel,
Grantee, for the sum of TEN DOLLARS (\$10.00), the following described tract of land located in Weber County, Utah, subject to the encumbrances owed thereon:

Parcel No. 1: (Weber County Parcel No. 08-035-0049) PCV

PART OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4; RUNNING THENCE SOUTH 582 FEET; THENCE WEST 200 FEET; THENCE SOUTH 78 FEET; THENCE WEST 1300 FEET; THENCE NORTH 660 FEET; THENCE EAST 1320 FEET TO BEGINNING. CONTAINING 19.52 ACRES, M/L.

EXCEPTING THEREFROM THE FOLLOWING: ALSO: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4; AND RUNNING THENCE SOUTH 582.00 FEET ALONG THE SECTION LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WEST 40.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 40.00 PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 30+66.58; THENCE NORTH 538.42 FEET PARALLEL WITH SAID CENTERLINE; THENCE NORTH 50D56'26" WEST 16.60 FEET; THENCE NORTH 32.88 FEET TO THE NORTH LINE OF SAID SECTION 4; THENCE NORTH 89D44'15" EAST 52.89 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 23,768 SQUARE FEET IN AREA OR 0.546 ACRE OF WHICH 19854 SQUARE FEET, MORE OR LESS, IS NOW OCCUPIED BY SAID WEBER COUNTY 3500 WEST STREET AND 3300 SOUTH STREET. BALANCE 3914 SQUARE FEET IN AREA OR 0.090 ACRE, MORE OR LESS (NOTE: ROTATE ABOVE BEARINGS 0D53'10" CLOCKWISE TO EQUAL HIGHWAY BEARINGS). (E#2740825).

LESS & EXCEPTING: TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING OF SOUTH 00D53'10" WEST BETWEEN THE MONUMENTED LOCATIONS OF THE NORTHEAST CORNER (W.CO.S. NAD1927 PUBLISHED GRID COORDINATES OF X=1844960.81 Y=318192.15) AND THE EAST QUARTER CORNER (W.CO.S. NAD1927 PUBLISHED GRID COORDINATES OF X=1844919.86 Y=315544.49) OF SAID SECTION 4, SAID TRACT BEING A PART OF LAND DEEDED ENTRY #2398898 ON MARCH 19, 2009, BEING DESCRIBED AS FOLLOWS; BEGINNING AT A POINT LOCATED 535.45 FEET SOUTH 00D53'10" WEST ALONG THE MONUMENTED SECTION LINE AND 40.00 FEET NORTH 89D06'50" WEST TO THE DEEDED RIGHT OF WAY LINE OF 3500 WEST STREET AS CONVEYED BY WARRANTY DEED ENTRY #2740825 RECORDED ON JUNE 16, 2015, FROM SAID NORTHEAST CORNER OF SECTION 4; RUNNING THENCE SOUTH 00D53'10" WEST 300.00 FEET, ALONG THE RIGHT OF WAY OF 3500 WEST STREET AS CONVEYED BY WARRANTY DEEDS ENTRY #2740825 RECORDED ON JUNE 16, 2015 AND ENTRY #2727225 RECORDED ON MARCH 23, 2015; THENCE SOUTH 87D57'00" WEST 255.84 FEET; THENCE NORTH 00D53'10" EAST 163.18 FEET; THENCE NORTH 14D12'10" WEST 139.01 FEET; THENCE NORTH 62D57'31" EAST 71.00 FEET; THENCE SOUTH 27D27'39" EAST 58.81 FEET; THENCE NORTH 62D57'31" EAST 73.05 FEET; THENCE SOUTH 89D06'50" EAST 136.49 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.8375 ACRES, MORE OR LESS.

Parcel No. 2: (Weber County Parcel No. 08-035-0050)

PART OF THE SOUTH 1/2 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 732 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 4; RUNNING THENCE SOUTH 588 FEET; THENCE WEST 1320 FEET; THENCE NORTH 660 FEET; THENCE EAST 1120 FEET; THENCE SOUTH 72 FEET; THENCE EAST 200 FEET TO BEGINNING. CONTAINING 19.54 ACRES, M/L.

EXCEPTING THEREFROM: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A NORTHEAST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 732.00 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 4; AND RUNNING THENCE SOUTH 588.00 FEET ALONG SAID SECTION LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WEST 40.00 FEET ALONG SAID SOUTHERLY BOUNDARY

LINE OF SAID ENTIRE TRACT TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 25+28.58; THENCE NORTH 588.00 FEET PARALLEL WITH SAID CENTERLINE TO A NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 40.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 23,520 SQUARE FEET IN AREA OR 0.540 ACRE, OF WHICH 19404 SQUARE FEET, MORE OR LESS, IS NOW OCCUPIED BY SAID WEBER COUNTY 3500 WEST STREET. BALANCE 4116 SQUARE FEET IN AREA OR 0.095 ACRE, MORE OR LESS. (NOTE: ROTATE ABOVE BEARINGS 0D53'10" CLOCKWISE TO EQUAL HIGHWAY BEARINGS). (E#2740827).

LESS & EXCEPTING: TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING OF SOUTH 00D53'10" WEST BETWEEN THE MONUMENTED LOCATIONS OF THE NORTHEAST CORNER (W.CO.S. NAD1927 PUBLISHED GRID COORDINATES OF X=1844960.81 Y=318192.15) AND THE EAST QUARTER CORNER (W.CO.S. NAD1927 PUBLISHED GRID COORDINATES OF X=1844919.86 Y=315544.49) OF SAID SECTION 4, SAID TRACT BEING A PART OF LAND DEEDED ENTRY #2398898 ON MARCH 19, 2009, BEING DESCRIBED AS FOLLOWS; BEGINNING AT A POINT LOCATED 535.45 FEET SOUTH 00D53'10" WEST ALONG THE MONUMENTED SECTION LINE AND 40.00 FEET NORTH 89D06'50" WEST TO THE DEEDED RIGHT OF WAY LINE OF 3500 WEST STREET AS CONVEYED BY WARRANTY DEED ENTRY #2740825 RECORDED ON JUNE 16, 2015, FROM SAID NORTHEAST CORNER OF SECTION 4; RUNNING THENCE SOUTH 00D53'10" WEST 300.00 FEET, ALONG THE RIGHT OF WAY OF 3500 WEST STREET AS CONVEYED BY WARRANTY DEEDS ENTRY #2740825 RECORDED ON JUNE 16, 2015 AND ENTRY #2727225 RECORDED ON MARCH 23, 2015; THENCE SOUTH 87D57'00" WEST 255.84 FEET; THENCE NORTH 00D53'10" EAST 163.18 FEET; THENCE NORTH 14D12'10" WEST 139.01 FEET; THENCE NORTH 62D57'31" EAST 71.00 FEET; THENCE SOUTH 27D27'39" EAST 58.81 FEET; THENCE NORTH 62D57'31" EAST 73.05 FEET; THENCE SOUTH 89D06'50" EAST 136.49 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.8375 ACRES, MORE OR LESS. (E #2779728)

Parcel No. 3: (Weber County Parcel No. 08-035-0017)

PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST 20 CHAINS; THENCE SOUTH 10 CHAINS; THENCE WEST 20

CHAINS; THENCE NORTH 10 CHAINS TO THE PLACE OF BEGINNING.
CONTAINING 20 ACRES, M/L.

Parcel No. 4: (Weber County Parcel No. 08-035-0042) PCV

PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 10 CHAINS SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST 20 CHAINS; THENCE SOUTH 10 CHAINS; THENCE EAST 20 CHAINS; THENCE SOUTH 18 RODS; THENCE WEST 40 CHAINS; THENCE NORTH 957 FEET TO BEGINNING. CONTAINING 38 ACRES, M/L.

EXCEPTING THEREFROM THE FOLLOWING: PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A NORTHEAST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 660.00 SOUTH AND 1320.00 FEET EAST AND 660.00 SOUTH AND 1320.00 FEET EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; SAID POINT ALSO BEING 1320.00 FEET SOUTH ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 4; AND RUNNING THENCE SOUTH 297.00 FEET ALONG SAID SECTION LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WEST 40.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 20+31.58; THENCE NORTH 297.00 FEET PARALLEL WITH SAID CENTERLINE TO A NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 40.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11,880 SQUARE FEET IN AREA OR 0.273 ACRE OF WHICH 9801 SQUARE FEET MORE OR LESS IS NOW OCCUPIED BY SAID WEBER COUNTY 3500 WEST STREET. BALANCE 2079 SQUARE FEET IN AREA OR 0.045 ACRE MORE OR LESS. (NOTE: ROTATE ABOVE BEARINGS 0D53'10" CLOCKWISE TO EQUAL HIGHWAY BEARINGS). (E#2740829).

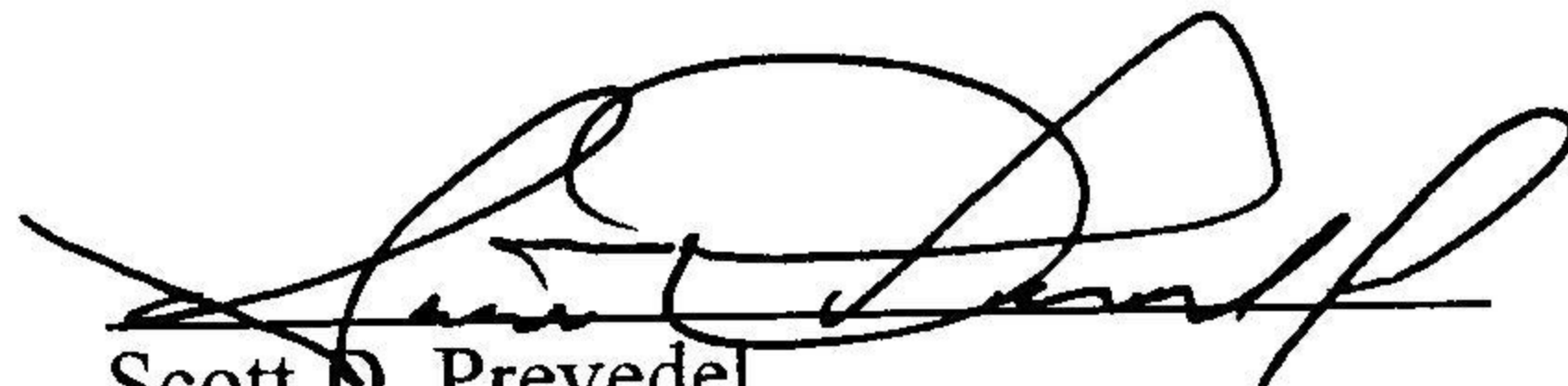
Parcel No. 5: (Weber County Parcel No. 08-035-0043) PCV


PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 98 RODS SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER


SECTION; RUNNING THENCE WEST 152 RODS; THENCE SOUTH 18 RODS; THENCE EAST 152 RODS THENCE NORTH 18 RODS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: ALSO: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 1617.00 SOUTH ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 4; AND RUNNING THENCE SOUTH 297.00 FEET ALONG SAID SECTION LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WEST 40.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 17+34.58; THENCE NORTH 297.00 FEET PARALLEL WITH SAID CENTERLINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 40.00 FEET ALONG THE NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11,880 SQUARE FEET IN AREA OR 0.272 ACRE OF WHICH 9801 SQUARE FEET, MORE OR LESS, IS NOW OCCUPIED BY SAID WEBER COUNTY 3500 WEST STREET. BALANCE 2079 SQUARE FEET IN AREA OR 0.045 ACRE, MORE OR LESS. (E#2740831).

WITNESS the hands of the Grantors this 21 day of December 2023


Scott D. Prevedel
Trustee

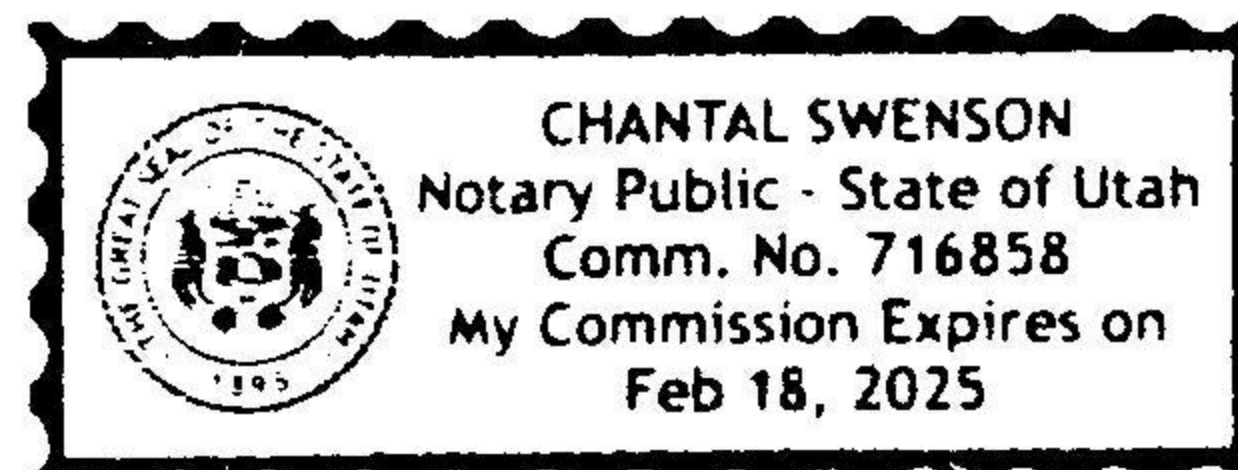

Karen Prevedel
Trustee


Wayne R. Prevedel
Trustee

State of Utah)
 :SS.
County of Weber)

The foregoing instrument was acknowledged before me this 21 day of December
20 23 by Scott D. Prevedel, Trustee of The Dennie and Geraldine Prevedel Family Trust dated
January 6, 1993.

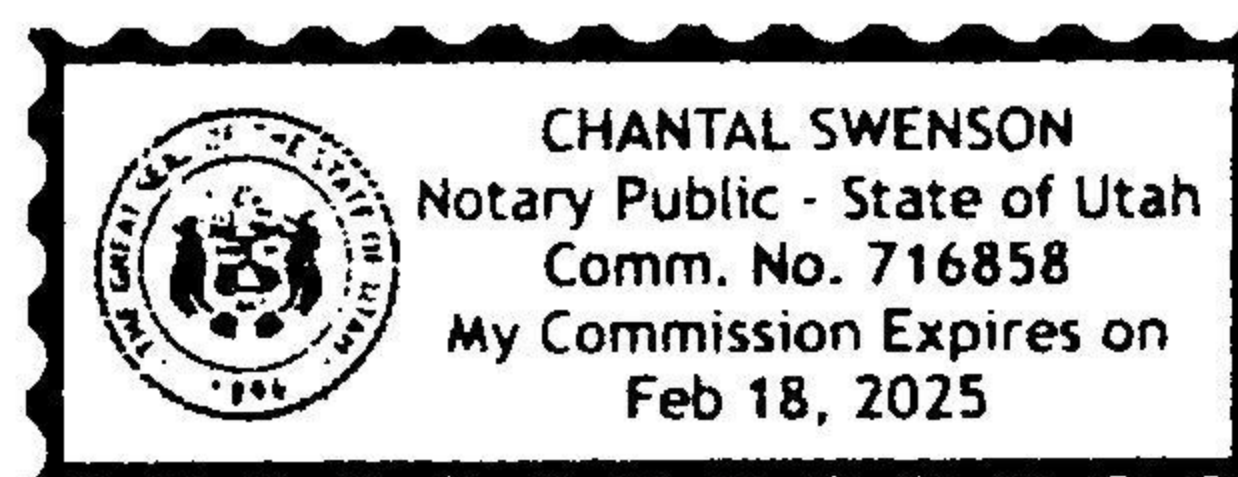
Chantal Swenson
Notary Public



State of Utah)
 :SS.
County of Weber)

The foregoing instrument was acknowledged before me this 21 day of December
20 23 by Karen Prevedel, Trustee of The Dennie and Geraldine Prevedel Family Trust dated
January 6, 1993.

Chantal Swenson
Notary Public



State of Utah)
 :SS.
County of Weber)

The foregoing instrument was acknowledged before me this 21 day of December
20 23 by Wayne R. Prevedel, Trustee of The Dennie and Geraldine Prevedel Family Trust
dated January 6, 1993.

Chantal Swenson
Notary Public

