



W3321859

Monument Title Insurance, Inc. 240323MSB

MAIL TAX NOTICE TO
Arbon Investments, LLC
3073 W. Addison Way
West Haven, UT 84401

E# 3321859 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
16-Apr-24 11:27 AM FEE \$40.00 DEP TH
REC FOR: MONUMENT TITLE INSURANCE, INC.
ELECTRONICALLY RECORDED

Warranty Deed

KYAL SIMS

, GRANTOR(S)

of Ogden, County of Weber, State of UTAH, hereby CONVEY and WARRANT to

ARBON INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY

, GRANTEE(S)

of 523 2nd Street, Ogden, UT 84404 for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Weber County, State of UTAH.

See Attached Exhibit "A"

Tax Parcel No. :12-023-0041 ^{ds}BST
BST SW

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and year 2024 taxes and thereafter.

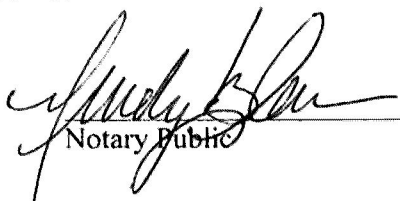
WITNESS, the hand(s) of said Grantor(s), this 15 of April, 2024 .



Kyal Sims

State of Utah)
 :SS
County of Weber)

On the 15 day of April, 2024, personally appeared before me Kyal Sims, the signer(s) of the within instrument, who duly acknowledged to me that (t)he(y) executed the same.



Notary Public

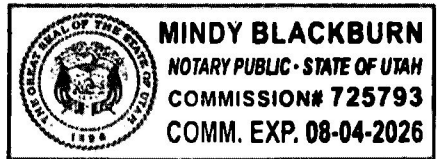


EXHIBIT "A"

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 21.60 CHAINS SOUTH, 3.525 CHAINS SOUTH 89°45' EAST AND .61 CHAINS SOUTH 0°15' WEST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION, SAID POINT BEING ON THE SOUTH LINE OF 2ND STREET IN OGDEN CITY, WEBER COUNTY, UTAH; AND RUNNING THENCE SOUTH 0°15' WEST 150 FEET; THENCE NORTH 89°45' WEST 50 FEET; THENCE NORTH 0°15' EAST 150 FEET, TO THE SOUTH LINE OF 2ND STREET; THENCE SOUTH 89°45' EAST, ALONG THE SOUTH LINE OF 2ND STREET 50 FEET TO THE PLACE OF BEGINNING.