

MAIL TAX NOTICE TO GRANTEE:
Ben Carnahan
2395 North 575 East
North Ogden, UT 84414
File Number: 2485842KJO

E# 3333514 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
22-Jul-24 0206 PM FEE \$40.00 DEP SD
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)
ELECTRONICALLY RECORDED

WARRANTY DEED

Ben Carnahan,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Ben Carnahan to an Undivided 50% Interest and H and H Enterprise JT,
LLC, a Utah Limited Liability Company to an Undivided 50% Interest,
the following tract of land in Weber County, State of Utah, to-wit

GRANTEE

PARCEL 1

ALL OF LOT 1, BLOCK 4, SIMMONS SUBDIVISION, WEBER COUNTY, UTAH, ACCORDING
TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE WEBER COUNTY
RECORDER'S OFFICE.

ALSO THE SOUTH HALF OF VACATED 2400 NORTH STREET. ENTRY #1509459 BOOK 1896
PAGE 1103

PARCEL 2


PART OF LOT 17, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH; BEGINNING
AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, SIMMONS SUBDIVISION AND
RUNNING THENCE WEST 14.85 FEET, THENCE NORTH 0°15' EAST 87 FEET, THENCE EAST
14.85 FEET, THENCE SOUTH 87 FEET TO THE POINT OF BEGINNING.

TAX ID NUMBER FOR PROPERTY: 18-044-0026 and 18-044-0025

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Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to
general property taxes for the year 2024 and thereafter.

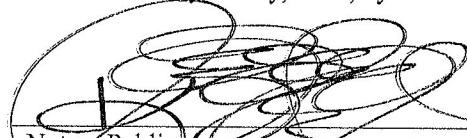
Effective as of this 18th day of July, 2024.


Ben Carnahan

STATE OF: UTAH

COUNTY OF: Weber

The foregoing instrument was acknowledged before me this 18th day of July, 2024, by Ben Carnahan,


Notary Public
Commission Expires: 1/23/27

