



W3394461

E# 3394461 PG 1 OF 2
B. Rahimzadegan, WEBER COUNTY RECORDER
21-Nov-25 0106 PM FEE \$40.00 DEP SD
REC FOR: CHICAGO TITLE AGENCY OF UTAH, LLC
ELECTRONICALLY RECORDED

**WHEN RECORDED RETURN TO AND
MAIL TAX NOTICES TO:**

Emmanuel DeMzee
4201 W 2550 S
Ogden, UT 84401-9713

Order No.: CTUT2501446-NB
APN/Parcel ID(s) 15-090-0056

WARRANTY DEED

Lynn Martin, Successor Trustee of the John Lars Larsen Living Trust, U/A Dated April 29, 2013

Grantor(s)

City of Ogden, County of Weber, State of Utah hereby CONVEY and WARRANT to

Emmanuel Lungwa DeMzee

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and Other Good and Valuable Consideration the following described tract(s) of land in the County of Weber, State of Utah:

For APN/Parcel ID(s): 15-090-0056

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 595 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 100 FEET; THENCE EAST 53 FEET; THENCE NORTH 100 FEET; THENCE WEST 53 FEET TO THE PLACE OF BEGINNING AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST 595 FEET AND SOUTH 0D17'30" WEST 100 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 33; RUNNING THENCE EAST 53 FEET; THENCE SOUTH 0D17'30" WEST 29.5 FEET; THENCE WEST 53 FEET; THENCE NORTH 0D17'30" EAST 29.5 FEET TO THE POINT OF BEGINNING.

The following is shown for information purposes only:


More Commonly Known as: 4201 W 2550 S, Ogden, UT 84401-9713

Subject to property taxes for the year 2025 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

WARRANTY DEED
(continued)

John Lars Larsen Living Trust U/A dated April 29, 2013

BY: 
Lynn Martin
Successor Trustee

State of UTAH

County of SALT LAKE

On this 19 day of November, in the year 2025 personally appeared before me, Lynn Martin, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Successor Trustee of John Lars Larsen Living Trust and that said document was signed by him/her in behalf of said Trust by authority of the Trust, and he/she acknowledged to me that he/she executed the same.

Witness my hand and official seal.

Signature: 

(Seal)

