

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

Blake J. Anderson
5518 Woodland Circle
Ogden, UT 84403

File No.: FTAM2400030-HJ

WARRANTY DEED

Alpine Community Church, a Utah Corporation

Grantors,

City of , County of , hereby CONVEY and WARRANT to

Blake J. Anderson

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 Syracuse, State of Utah:

For APN/Parcel ID(s): 12-104-0218

A TRACT OF LAND, BEING PART OF PARCEL 907:T PROJECT NO. S-R199(50) AND PARCEL 112:T PROJECT NO. S-R199(229), SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2000 WEST STREET AS ESTABLISHED BY PROJECT S-R199(229), WHICH POINT IS 2068.77 FEET NORTH 00°12'25" EAST (RECORD 126 RODS) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, AND 2620.81 FEET SOUTH 89°53'47" WEST AND 111.44 FEET NORTH 00°11'37" EAST AND 13.04 FEET EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; AND RUNNING THENCE NORTH 00°11'37" EAST 200.00 FEET TO THE SOUTHERLY HIGHWAY RIGHT OF WAY AND NO ACCESS LINE OF SR-67 WEST DAVIS HIGHWAY DESIGNATED AS POINT "A", THENCE ALONG SAID SOUTHERLY HIGHWAY RIGHT OF WAY AND NO ACCESS LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 89°48'14" EAST 693.00 FEET; (2) THENCE SOUTH 00°11'37" WEST 27.30 FEET TO DESIGNATED POINT "B"; THENCE SOUTH 00°11'37" WEST 192.70 FEET; THENCE NORTH 89°48'14" WEST 673.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 31.42 FEET, CHORD BEARS NORTH 44°48'18" WEST 28.28 FEET, TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

The following is shown for information purposes only:

More Commonly Known as: Undeveloped Land, Syracuse, UT 84075

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.

WARRANTY DEED

(continued)

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

Alpine Community Church, a Utah Corporation

BY: 

Dean Hoffman
Director

STATE OF UTAH

COUNTY OF DAVIS

On this 17 day of January, in the year 2025, before me, Heather Johnson, a notary public, personally appeared Dean Hoffman, 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 Director of Alpine Community Church, a Utah Corporation and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Dean Hoffman acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

Signature: 

