

WHEN RECORDED MAIL TO:  
ROY EDWARD DOUGLASS JR.  
5020 W 4400 S  
WEST HAVEN, UT 84401



E# 2991873 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
18-Jul-19 0228 PM FEE \$40.00 DEP ZG  
REC FOR: INWEST TITLE SERVICES - LAYTON  
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY \_\_\_\_\_

MAIL TAX NOTICE TO: ROY EDWARD DOUGLASS JR.  
5020 W 4400 S WEST HAVEN, UT 84401

# WARRANTY DEED

**RJS PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY and ROY EDWARD DOUGLASS, JR., TRUSTEE OF THE ROY EDWARD DOUGLASS JR. AND JOANN ELIZABETH DOUGLASS JOINT LIVING TRUST DATED SEPTEMBER 25, 2013**

GRANTOR(S)

OF WEST HAVEN, COUNTY OF WEBER, STATE OF UT  
HEREBY CONVEY AND WARRANT TO

**ROY EDWARD DOUGLASS JR. AS TRUSTEE OF THE ROY EDWARD DOUGLASS JR. AND JOANN ELIZABETH DOUGLASS JOINT LIVING TRUST, DATED SEPTEMBER 25, 2013**

GRANTEE(S)

OF WEST HAVEN, COUNTY OF WEBER, STATE OF UT  
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY, STATE OF UT:  
**(12-112-0011 & 12-112-0010)**  
**See Attached Exhibit "A"**

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2019 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 18TH DAY OF JULY, 2019.

RJS PROPERTIES, LLC

THE ROY EDWARD DOUGLASS JR. AND JOANN ELIZABETH DOUGLASS JOINT LIVING TRUST  
DATED SEPTEMBER 25, 2013

By ROY E. DOUGLASS, JR., Manager

By ROY EDWARD DOUGLASS, JR. Trustee

## ACKNOWLEDGMENT

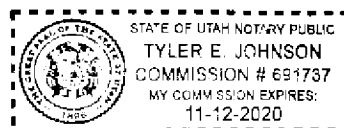
STATE OF UTAH )  
(ss.  
COUNTY OF DAVIS )

On the 18th day of JULY, 2019, personally appeared before me **ROY E. DOUGLASS, JR., MANAGER AND ROY EDWARD DOUGLASS, JR., TRUSTEE**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **RJS PROPERTIES, LLC AND THE ROY EDWARD DOUGLASS JR. AND JOANN ELIZABETH DOUGLASS JOINT LIVING TRUST, DATED SEPTEMBER 25, 2013**, and that said document was signed by him/her/them in behalf of said Limited Liability Company by the authority of its Articles of Organization, Operating Agreement, or by consent of the Company Members, and said Trust by the authority of the Trust Agreement and any Amendments thereto, and said individual(s) acknowledged to me that said Limited Liability Company and said Trust executed the same.

## COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INWEST TITLE SERVICES, INC. hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

NOTARY PUBLIC  
My Commission Expires: 11-12-20  
Residing at: LAYTON, UT



## EXHIBIT "A"

**PARCEL 1:**

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BLVD, 307.5 FEET SOUTH OF THE SOUTH LINE OF 12TH STREET, AND RUNNING THENCE NORTH ALONG WASHINGTON BLVD. 72.50 FEET; THENCE WEST 242 FEET; THENCE SOUTH 72.5 FEET; THENCE EAST 242 FEET TO THE PLACE OF BEGINNING.

**PARCEL 2:**

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BLVD. 357.5 FEET SOUTH OF THE SOUTH LINE OF 12TH STREET; AND RUNNING THENCE NORTH ALONG WASHINGTON BLVD. 50 FEET; THENCE WEST 242 FEET; THENCE SOUTH 50 FEET; THENCE EAST 242 FEET TO THE PLACE OF BEGINNING.

MAIL TAX NOTICE 10

Neighborhood SDI, LLC  
P.O. Box 95389  
South Jordan, UT 84095



"W3076395"

EH 3076395 PG 1 OF 7  
LEANN H KILTS, WEBER COUNTY RECORDER  
13-AUG-20 257 PM FEE \$40.00 DEP PV  
REC FOR: ROY DOUGLASS

### QUIT CLAIM DEED AND AGREEMENT FOR DEVELOPMENT OF LAND

Roy Edward Douglass Jr and John Elizabeth Douglass <sup>Joint Living Trust</sup>, Grantor(s) of Ogden City,  
County of Weber, State of Utah, hereby quitclaim(s) all of its right, title and interest to

Roy Edward Douglass Jr. and John Elizabeth Douglass <sup>Joint Living Trust</sup> Grantee(s) of  
~~1341 Washington~~ 1341 Washington, Ogden Utah 84404 Ogden, County of Weber, State of  
(Street address)

Utah, for the sum of one dollar (\$1.00) and other goods and valuable consideration of the following described tracts of land in WEBER County, State of Utah:

All of Parcel ID number(s) 12-112-0010 And 12-112-0011

In Ogden City, Weber County, Utah; to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

The new boundaries for the combined parcel is described as follows:

See Exhibit "B" attached hereto and incorporated herein by reference

To be held hereafter in common ownership, unless subsequently subdivided in accordance with the requirements of law.

WITNESS the hand of said GRANTOR, this 13 day of July, 2020

GRANTOR(S): Roy Edward Douglass Jr and John Elizabeth Douglass <sup>Joint Living Trust</sup>

By: Roy E. Douglass Jr.

Name/Title: Roy E. Douglass Jr. Owner.

ACKNOWLEDGMENT

(Owner/Developer)

E# 3076395 PG 2 OF 7

(Complete only if Individual)

State of Utah )  
                  : §  
County of Weber )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_

\_\_\_\_\_, the signer(s) of the foregoing instrument, who  
duly acknowledged to me that he/she/they executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

\_\_\_\_\_ Residing in \_\_\_\_\_ County

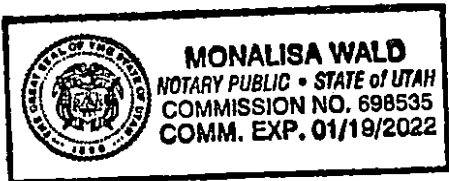
(Complete only if OWNER is another type of entity, such as an LLC or Trust)

STATE OF UTAH  
                  : §  
COUNTY OF WEBER

On this 13 day of JULY, 2020, personally appeared before me, the undersigned notary,

Roy Edward Douglass JR., who being by me duly sworn did say that he/she is the  
Grantor & Grantee of Roy Edward Douglass Jr and John Elizabeth Douglass  
TRUST Trust

\_\_\_\_\_, and that the foregoing instrument was signed in behalf of said  
entity, and he/she acknowledged to me that said entity executed the same.



Monalisa Wald  
NOTARY PUBLIC

My commission expires:

1/19/2022

Residing in weber County

**EXHIBIT A**

Parcel No. 12-112-0010

DESCRIPTION OF PROPERTY: As Of: 16-AUG-2016 Change Year/Code: 2016 ORIG ACRES: .2778

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BLVD. 357.5 FEET SOUTH OF THE SOUTH LINE OF 12TH STREET, AND RUNNING THENCE NORTH ALONG WASHINGTON BLVD. 50 FEET; THENCE WEST 242 FEET; THENCE SOUTH 50 FEET; THENCE EAST 242 FEET TO THE PLACE OF BEGINNING.

**\*\*\* RUN DATE: 07-JAN-2020 01:26 PM \*\*\***

Parcel No. 12-112-0011

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BLVD. 307.5 FEET SOUTH OF THE LINE OF 12<sup>TH</sup> STREET, AND RUNNING THENCE NORTH ALONG WASHINGTON BLVD. 72.50 FEET; THENCE EAST 242 FEET TO THE PLACE OF BEGINNING.

**EXHIBIT B**

**NEWLY COMBINED PARCEL**

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BLVD. 357.5 FEET SOUTH OF THE SOUTH LINE OF 12<sup>TH</sup> STREET, AND RUNNING THENCE NORTH ALONG WASHINGTON BLVD. 122.5 FEET; THENCE WEST 242 FEET; THENCE SOUTH 122.5 FEET; THENCE EAST 242 FEET TO THE PLACE OF BEGINNING.



# Unplatted Parcel Combination Application

PREDEV000097 - 2020

Ogden City Development Services  
2549 Washington Blvd. Suite 240  
Ogden, Utah 84401  
(801) 629-8930

Invoice #: 11342

Please print legibly and complete all areas:

### Applicant Information

Name: <sup>OWNER</sup> Roy E. Douglass Jr. (Roy Edward Douglass Jr. and John Elizabeth Douglass Joint Living Trust)  
 Address: 5020 W. 4400 S. City: West Haven State: Utah  
 Zip: 84401 Phone: [REDACTED]  
 E-mail: [REDACTED]

### When a parcel combination can be considered:

- No new dwelling lot or housing unit results from the proposed parcel combination; EH 3076395 PG 5 OF 7
- The parcel combination does not result in remnant land that did not previously exist; and
- The parcel combination does not result in violation of applicable zoning requirements
- The property owners that will be subject to the parcel combination consent to the proposed combination, and the deed has been properly executed and acknowledged for recording purposes.
- The approved deed is recorded at the Weber County Recorder's office.

The Parcel combination form can be used to assist you in combining two or more adjacent parcels held in common ownership. This approach may be used for parcels that were previously created by a metes and bounds description under a deed, but will not be effective for lots established by a subdivision plat. (Nothing in this process is intended to restrict a person from effecting the combination outside of this process and then submitting proof of compliance to the City.)

### Submittal Checklist

- A copy of the ownership plat with the parcels to be combined highlighted and including the parcel numbers
- The completed deed(s) provided by Ogden City with legal descriptions of the existing parcels and of the combined parcels as they would exist if the parcel combination is approved
- Map or drawing showing existing parcels and how the parcels will appear after the proposed combination
- FEE: \$25

### Petition

I/We, Roy E. Douglass Jr., the undersigned petitioners, request approval of deeds effecting a combination of 2 (#) parcels located at 1241 Washington Blvd Ogden, Utah, (addresses, separated by a comma)  
 referred to as parcel number(s) 12-112-0010, 12-112-0011 (parcel numbers, separated by a comma)  
 as shown on the accompanying map.

Name	Signature	Date	Address
Roy E. Douglass Jr.	<i>Roy E. Douglass Jr.</i>	7-13-20	5020 W. 4400 S. West Haven, UT 84401

Staff Use Only

Conditions of Approval:

EH 3076395 PG 6 OF 7

Approved:

[Signature] 8/13/20  
Community Development Director or his designee date

[Signature] 8/10/20  
City Engineer date

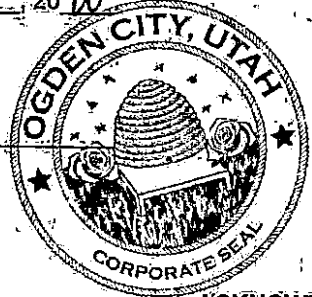
[Signature] 8/13/20  
City Attorney date

OGDEN CITY APPROVAL

This lot combination effected in the above deed(s) is hereby approved by the Community Development Director or Director's Designee of Ogden City, in accordance with the Ogden City Ordinance and the requirements of State law, this 13 day of August 2020

ATTEST:

[Signature]  
City Recorder



OGDEN CITY, a municipal corporation

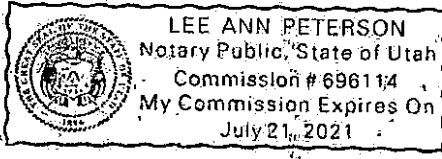
By [Signature]  
Community Development Director or Director's designee

ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF WEBER

On this 13<sup>th</sup> day of August, 2020, personally appeared before me Greg Montgomery Community Development Director or Director's Designee, and the City Recorder, the signer(s) of the foregoing instrument who duly acknowledged to me that they executed the same.



[Signature]  
NOTARY PUBLIC

My Commission Expires:

07-31-21

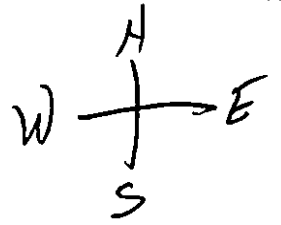
Residing in Weber County, Utah.



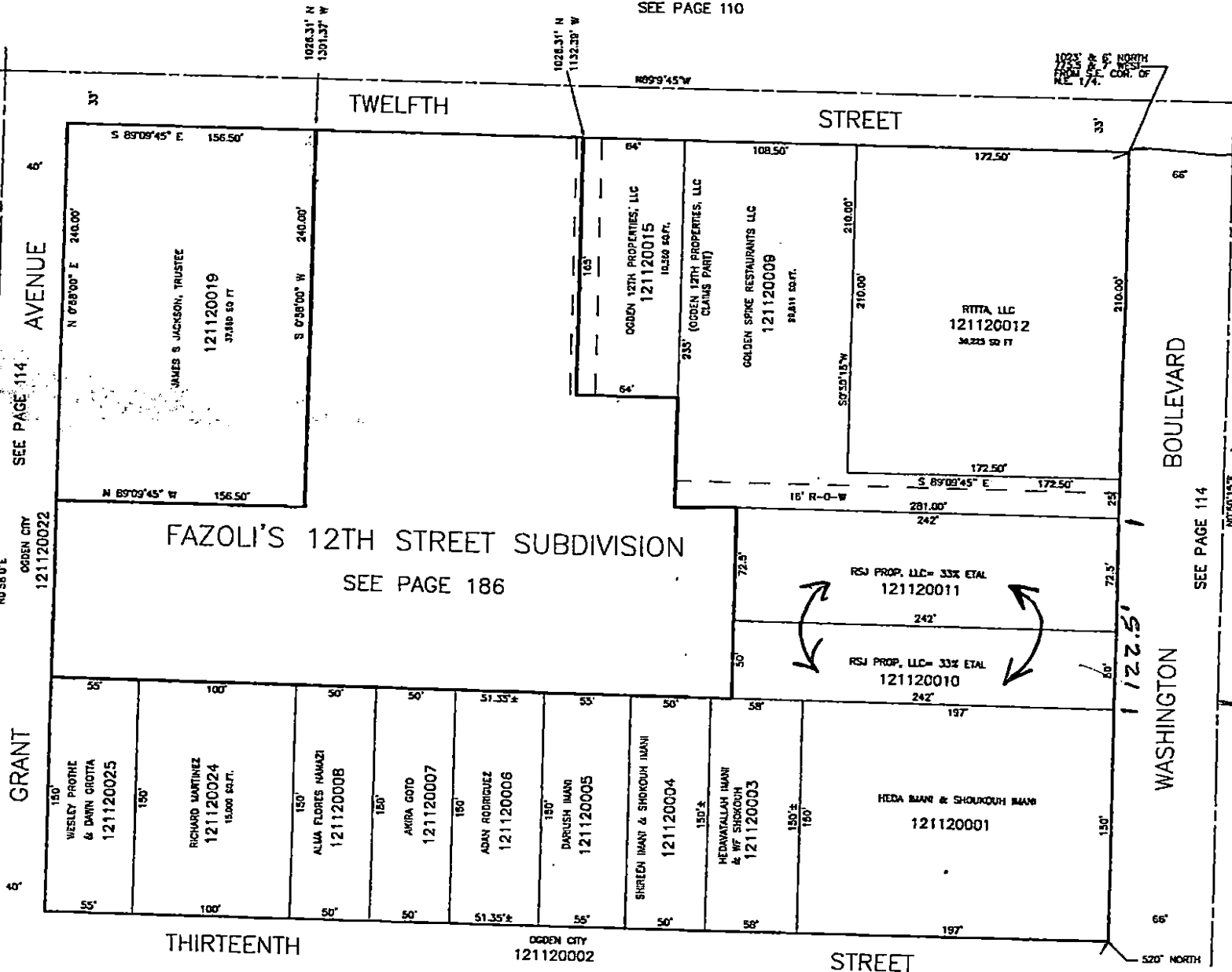
PART OF THE N.E. 1/4,  
SECTION 20, T.6N., R.1W., S.L.B. & M.

IN OGDEN CITY  
SCALE 1" = 50'

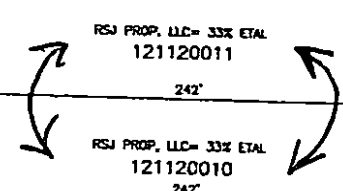
TAXING UNIT: 25



SEE PAGE 110



FAZOLI'S 12TH STREET SUBDIVISION  
SEE PAGE 186



SEE PAGE 110-2

520' NORTH  
782' EAST  
782' WEST  
COR. OF N.E. 1/4