



W3051565

E# 3051565 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
30-Apr-20 0446 PM FEE \$40.00 DEP TN
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

File No.: 175415
Mail Tax Notices to:
Christian C. Torres
1957 North 5100 West
Ogden, UT 84404

WARRANTY DEED

Shauna Wright as Successor Trustee of The Dennis H. Brown Family Trust, dated the 29th day of February 1996 and amended and restated August 13, 2007,
grantor,

hereby CONVEY(S) AND WARRANT(S) to

Christian C. Torres, a married woman,
grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land
in **Weber County, Utah:**

SEE EXHIBIT "A" ATTACHED HERETO

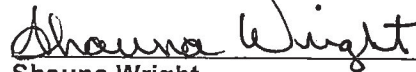
Serial Number: 19-029-0069

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, **April 30, 2020**

Signed in the presence of:

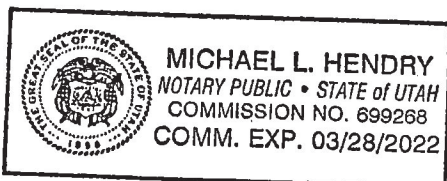
**THE DENNIS H. BROWN FAMILY TRUST, DATED
THE 29TH DAY OF FEBRUARY 1996 AND
AMENDED AND RESTATED AUGUST 13, 2007**



Shauna Wright
Successor Trustee

State of **Utah**
County of **Weber**

On the **30th day of April, 2020**, personally appeared before me, **Shauna Wright as Successor Trustee of The Dennis H. Brown Family Trust, dated the 29th day of February 1996 and amended and restated August 13, 2007**, being the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the same.




Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31; RUNNING THENCE NORTH 89 DEG 23 MIN 15 SEC WEST 918.41 FEET; THENCE NORTH 00 DEG 32 MIN 18 SEC EAST 376.77 FEET; THENCE SOUTH 89 DEG 07 MIN 19 SEC EAST 920.70 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEG 53 MIN 18 SEC WEST 372.42 FEET, ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SECTION 31 AND THE POINT OF BEGINNING.



W3057124

TAX NOTICE TO:
Grantee
1957 North 5100 West
Ogden, Utah 84404

E# 3057124 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
27-May-20 0147 PM FEE \$40.00 DEP TN
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

Shauna Wright as Trustee of The Dennis H. Brown and Libby L. Brown Family Trust, dated August 13, 1987 and as Trustee of The Dennis H. Brown and Libby Lou Brown Family Trust, dated August 13, 1987, hereinafter referred to as Grantor, does hereby grant, convey, assign, warrant and deed to:

Christian C. Torres, a married woman

hereinafter referred to as Grantee, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the fee simple, marketable right, title and interest in and to the following described real property as respectively owned by the Grantor which is located in **Weber County, State of Utah**, more particularly described as follows:

See Legal Description of Subject Property on attached Exhibit "A"
Weber County, State of Utah, Tax Parcel Number 19-029-0069

Conveyance is made subject to any easements, restrictions, right of ways by deed, by description. Trustees, state, warrant and affirm that they are the designated Trustees of the stated Trust and that they have full and complete authority to convey the Subject Property described herein.

Shauna Wright

Shauna Wright as Trustee of The Dennis H. Brown and Libby L. Brown Family Trust, dated August 13, 1987 and as Trustee of The Dennis H. Brown and Libby Lou Brown Family Trust, dated August 13, 1987

5-27-2020
Date

State of Utah
County of Weber

On this the 27 day of May 2020, Shauna Wright as Trustee of The Dennis H. Brown and Libby L. Brown Family Trust, dated August 13, 1987 and as Trustee of The Dennis H. Brown and Libby Lou Brown Family Trust, dated August 13, 1987, acknowledged to me, a Notary Public in the State of Utah, that she executed this document, in the capacity stated and in accordance with the terms, conditions and stipulations of the Trust Agreement stipulated to herein.

[Signature]
Notary Public

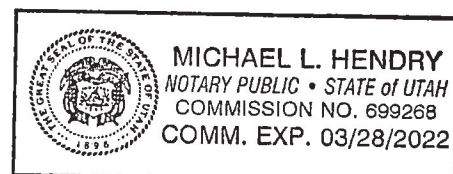


EXHIBIT "A"
LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31; RUNNING THENCE NORTH 89 DEG 23 MIN 15 SEC WEST 918.41 FEET; THENCE NORTH 00 DEG 32 MIN 18 SEC EAST 376.77 FEET; THENCE SOUTH 89 DEG 07 MIN 19 SEC EAST 920.70 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEG 53 MIN 18 SEC WEST 372.42 FEET, ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SECTION 31 AND THE POINT OF BEGINNING.