

misc
Mail tax notice to:
DAVID LUTHER WRIGHT
2845 N. MORGAN VALLEY DRIVE
MORGAN, UTAH 84050

QUIT-CLAIM DEED

DAVID LUTHER WRIGHT

grantor of MORGAN, County of MORGAN, State of UTAH
hereby QUIT-CLAIM to

DAVID LUTHER WRIGHT AND HAI-YAN WRIGHT, AS JOINT TENANTS WITH FULL RIGHTS
OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

grantee

of 2845 N. MORGAN VALLEY DRIVE, MORGAN, UTAH 84050
for the sum of Fifteen Dollars and other valuable consideration
the following described tract of land in MORGAN County, State of Utah:

SEE ATTACHED EXHIBIT "A"

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

WITNESS, the hands of said grantors, this 2nd day of ^{March} ~~FEBRUARY~~, 1999

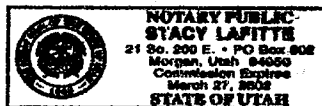
Signed in the presence of

David Luther Wright
DAVID LUTHER WRIGHT

STATE OF UTAH)
COUNTY OF MORGAN)

On the 2nd day of ^{March} ~~FEBRUARY~~, A.D. 1999, personally appeared before me
DAVID LUTHER WRIGHT

the signer of the within instrument, who duly acknowledged to me that he
executed the same.



Stacy Lafitte
Notary Public
residing at: Morgan, UT
commission expires: March 27, 2002

00073569 Bk M0147 Pg 00762-00763
BRENDA D. NELSON, MORGAN CO. RECORDER
1999 MAR 02 14:00 PM FEE \$13.00 BY BON
REQUEST: DAVID LUTHER WRIGHT

EXHIBIT "A"

PARCEL 1: THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

PARCEL 2: A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE SOUTH 00DEG 20 MIN 22SEC WEST 1983.79 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING; THENCE NORTH 66 DEG 05 MIN 43 SEC EAST 1143.77 FEET; THENCE NORTH 10 DEG 39 MIN 51 SEC EAST 630.58 FEET; THENCE NORTH 18 DEG 27 MIN 22 SEC EAST 165.87 FEET; THENCE NORTH 25 DEG 02 MIN 33 SEC EAST 763.42 FEET; THENCE NORTH 86 DEG 39 MIN 39 SEC EAST 89.16 FEET; THENCE NORTH 89DEG 17 MIN 13 SEC EAST 383.60 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF MORGAN VALLEY DRIVE; (THE FOLLOWING THREE COURSES FOLLOW THE SOUTHWESTERLY LINE OF MORGAN VALLEY DRIVE) THENCE 128.22 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1389.67 FEET, AN INCLUDED ANGLE OF 05 DEG 17 MIN 11 SEC, AND A LONG CHORD BEARING SOUTH 52DEG 37MIN 22 SEC EAST 128.22 FEET; THENCE SOUTH 49DEG 58 MIN 46 SEC EAST 374.50 FEET; THENCE 153.02 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1040.20 FEET, AN INCLUDED ANGLE OF 08 DEG 25 MIN 43 SEC, AND A LONG CHORD BEARING SOUTH 54 DEG 11 MIN 38SEC EAST 152.88 FEET; (THE FOLLOWING NINE COURSES FOLLOW UP THE CENTER OF DALTON CREEK) THENCE SOUTH 24 DEG 45 MIN 00 SEC WEST 541.35 FEET; THENCE SOUTH 04 DEG 01 MIN 13 SEC EAST 94.50 FEET; THENCE SOUTH 54DEG 22 MIN 45 SEC WEST 151.04 FEET; THENCE SOUTH 80 DEG 28 MIN 06 SEC WEST 70.83 FEET; THENCE SOUTH 23 DEG 13MIN 51 SEC WEST 195.36 FEET; THENCE SOUTH 45DEG 29 MIN 36 SEC WEST 324.59 FEET; THENCE SOUTH 62 DEG 30 MIN 41 SEC WEST 138.49 FEET; THENCE SOUTH 46 DEG 42 MIN 08 SEC WEST 168.66 FEET; THENCE SOUTH 80 DEG 20 MIN 01 SEC WEST 225.43 FEET TO THE ONE-SIXTEENTH LINE; THENCE SOUTH 00DEG 20 MIN 16 SEC EAST 875.76 FEET; THENCE SOUTH 89 DEG 48 MIN 38 SEC WEST 988.70 FEET; THENCE SOUTH 56 DEG 47 MIN 08 SEC WEST 412.92 FEET; THENCE NORTH 00 DEG 20 MIN 22 SEC WEST 225.00 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 00 DEG 20 MIN 22 SEC WEST 656.24 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS THE WEST LINE OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 EAST, CALLED NORTH NORTH 00DEG 02 MIN 20 SEC EAST.

00078569 Bk M0147 Pg 00763

...SC

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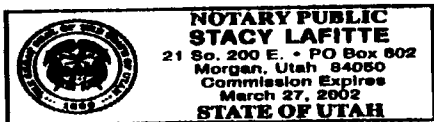
David Luther Wright
DAVID LUTHER WRIGHT

STATE OF UTAH)

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On the 2nd day of ^{March} ~~FEBRUARY~~, A.D. 1999, personally appeared before me
DAVID LUTHER WRIGHT

the signer of the within instrument, who duly acknowledged to me that he
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Stacy Lafitte
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THE BASIS OF BEARING IS THE WEST LINE OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 EAST, CALLED NORTH NORTH 00DEG 02 MIN 20 SEC EAST.

TAX NOTICE TO:

2827 North Morgan Valley Drive
Morgan, Utah 84050

File Number: 2271267MLH

WARRANTY DEED

Kathy H. Wright aka Kathy Hai-Yan Wright aka HaiYan Wright, nkan Kathy H. Chen, hereinafter referred to as Grantor, does hereby grant, convey, assign, deed, and warrant to:

David L. Wright

herein after referred to as Grantee, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors, right, title and interest in and to the fee estate of the real property located in Morgan County, State of Utah, described as follows:

**See Description of Subject Property on Exhibit "A" attached hereto
Morgan County, State of Utah, Tax Parcel Numbers 00-0001-2037 and 00-0090-3979**

Grantor and Grantee have filed for and have been awarded a Decree of Divorce/Annulment. The Case Number assigned by the Second District Court, Morgan County, Utah, to said Divorce/Annulment was 114500022. Grantor, states, warrants, and stipulates that the terms, conditions, and stipulations of the Decree/Annulment, as they pertain to the real property described on Exhibit "A" have been satisfied and paid in full and as a result the real property described on Exhibit "A" is being conveyed free and clear of lien or encumbrance in favor of Grantor. The real property described herein is additional property that was not described in Warranty Deed recorded November 16, 2022 as Entry Number 162341 in Book 396 at Page 829 of records. The real property described herein was to be conveyed to the Grantee along with the real property described in the Warranty Deed recorded November 16, 2022 as Entry Number 162341 in book 396 at Page 829.

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises.

Together with all water appurtenant to the real property described herein. Subject to easements, restrictions, rights of way of record, by deed or decree. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way, and easement of record or by prescription.

Kathy H. Wright
Kathy H. Wright, aka

Kathy Hai-Yan Wright
Kathy Hai-Yan Wright, aka

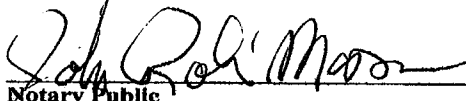
Hai-Yan Wright
Hai-Yan Wright, nka

Kathy H. Chen
Kathy H. Chen

State of Alabama

County of SHELBY

On this the 14 day of July 2023, Kathy H. Wright aka Kathy Hai-Yan Wright, aka Hai-Yan Wright, nka Kathy H. Chen, appeared and acknowledged to me, a Notary Public, in the State of Mississippi, that she executed this deed and its addendums, under no duress, express or implied.



Notary Public



John Robin Mason
Notary Public
My Commission Expires
June 1, 2025

EXHIBIT A**LEGAL DESCRIPTION****PARCEL 1**

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

PARCEL 2

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 AS MONUMENTED BY A B.L.M. BRASS CAP (1952 RESURVEY) THENCE SOUTH $00^{\circ}20'22''$ EAST 1998.77 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH $90^{\circ}00'00''$ EAST 1335.53 FEET TO POINT ON A BOUNDARY LINE IN COMMON WITH THE EAST LINE OF LOT 2, DAVID WRIGHT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF (RECORDED JANUARY 10, 2002 AS ENTRY NO. 87126, BK. 177 PG. 46 OF MORGAN COUNTY RECORDS) AND THE WEST LINE OF LOT 3, LEGACY HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF (RECORDED AUGUST 17, 2020, AS ENTRY NO. 152606, BK. 365 PG. 1628-1629 OF MORGAN COUNTY RECORDS), THE TRUE POINT OF BEGINNING;

THENCE NORTH $00^{\circ}20'16''$ WEST 238.90 FEET ALONG SAID COMMON BOUNDARY LINE TO THE CENTERLINE OF DALTON CREEK AS SHOWN ON THE OFFICIAL PLAT OF DAVID WRIGHT SUBDIVISION.

THENCE NORTH $80^{\circ}20'01''$ EAST 225.43 FEET ALONG SAID CENTERLINE; THENCE NORTH $46^{\circ}42'08''$ EAST 67.35 FEET ALONG SAID CENTERLINE; THENCE SOUTH $43^{\circ}17'52''$ EAST 88.83 FEET TO A REBAR AND CAP; THENCE SOUTH $58^{\circ}52'13''$ WEST 258.98 FEET; THENCE SOUTH $41^{\circ}14'29''$ WEST 165.44 FEET TO THE POINT OF BEGINNING;

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 CALLED; NORTH $00^{\circ}20'22''$ WEST.