

# Transaction History Report

886 W 1250 N, Ogden, UT 84404-4620

APN: 11-412-0118

Weber County Data as of: 10/30/2025

## Current Owner: Crockett Ken R / Crockett Tyrin

Vesting: Corporation  
2021 - Present

### LIENS

Date	Type	Amount	Borrower(s)	Lender	Loan Type	Type / Term	Rate	Document #
06/01/2022	Assignment		Schedule A	Citibank, NA				2022.3238922

### CONVEYANCES

Date	Rec Date	Price	Type	Title Company	Buyer	Seller	Document #
12/08/2021	12/10/2021				Crockett Ken R / Crockett Tyrin		2021.3203106

### Prior Owner:

Unknown - 2021

### LIENS

Date	Type	Amount	Borrower(s)	Lender	Loan Type	Type / Term	Rate	Document #
12/09/2016	Trust Deed/Mortgage	\$4,695,500	Weber Mtn View Town Hms LLC	Wells Fargo BK NA	Construction	Estimated /	3.470	2016.2831336
^ 12/21/2021	Release							2021.3205640

**Disclaimer:** This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

Tax Notice to:  
3515 West 2200 North  
Plain City, Utah 84404



\*W3203106\*

File Number: 191071

## WARRANTY DEED

THIS DEED, is made and entered into, by and between, **Weber Mountain View Town Homes Phase 1, LLC, a Utah Limited Liability Company; Weber Mountain View Town Homes Phase 2, LLC, a Utah Limited Liability Company; Weber Mountain View Town Homes Phase 3, LLC, a Utah Limited Liability Company; and Weber Mountain View Town Homes Homeowners Association, Inc., a Utah Corporation**, ("Grantor"), in favor of:

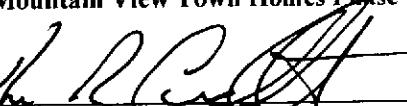
**Ken R. Crockett and Tyrin Crockett, husband and wife, as to an undivided 1/3 interest,  
Mark Koehler and Terrie Koehler, husband and wife, as to an undivided 1/3 interest,  
Steve Diamond and Randi Diamond, husband and wife, as to an undivided 1/3 interest,  
(“Grantee”).**

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, and warrants unto Grantee against all claiming by through or under, that certain real estate lying and being situated in **Weber County, State of Utah**, more particularly described as follows ("Premises"):

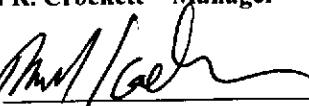
See Description of Subject Property on Exhibit "A"  
Weber County, State of Utah Tax Parcel Number 11-412-0001 thru and inclusive of 11-412-0146

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

Weber Mountain View Town Homes Phase 1, LLC, a Utah Limited Liability Company

By:   
Ken R. Crockett—Manager

12-8-21  
Date

By:   
Mark Koehler—Manager

12-8-21  
Date

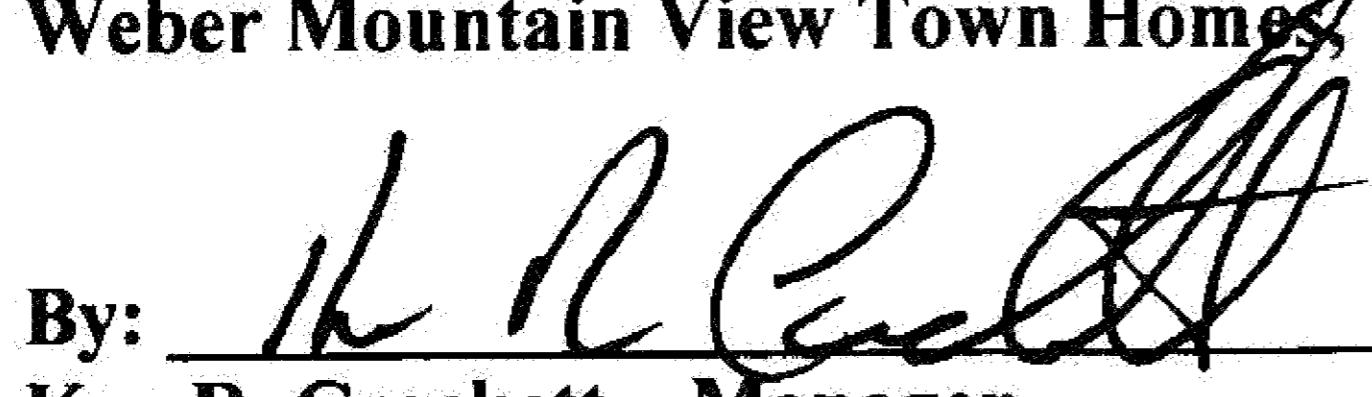
By:   
Steve Diamond—Manager

12-8-21  
Date

Weber Mountain View Town Homes Phase 2, LLC, a Utah Limited Liability Company

By its Manager

Weber Mountain View Town Homes, LLC, a Utah Limited Liability Company

By:   
Ken R. Crockett—Manager

12-8-21  
Date

By:   
Mark Koehler—Manager

12-8-21  
Date

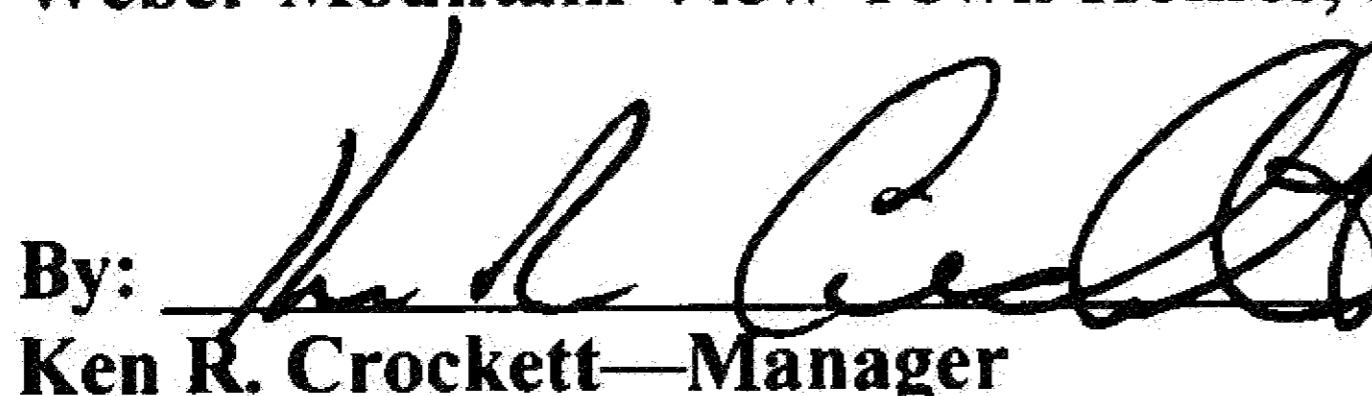
By:   
Steve Diamond—Manager

12-8-21  
Date

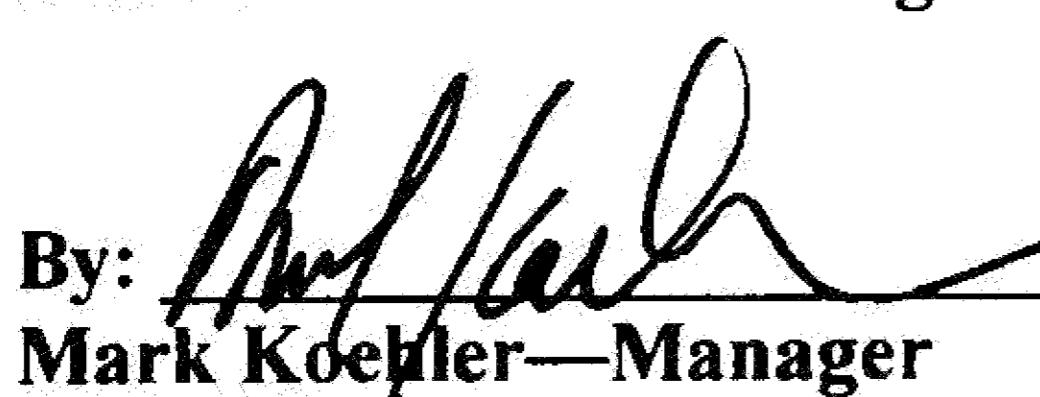
Weber Mountain View Town Homes Phase 3, LLC, a Utah Limited Liability Company

By its Manager

Weber Mountain View Town Homes, LLC, a Utah Limited Liability Company

By:   
Ken R. Crockett—Manager

12-8-21  
Date

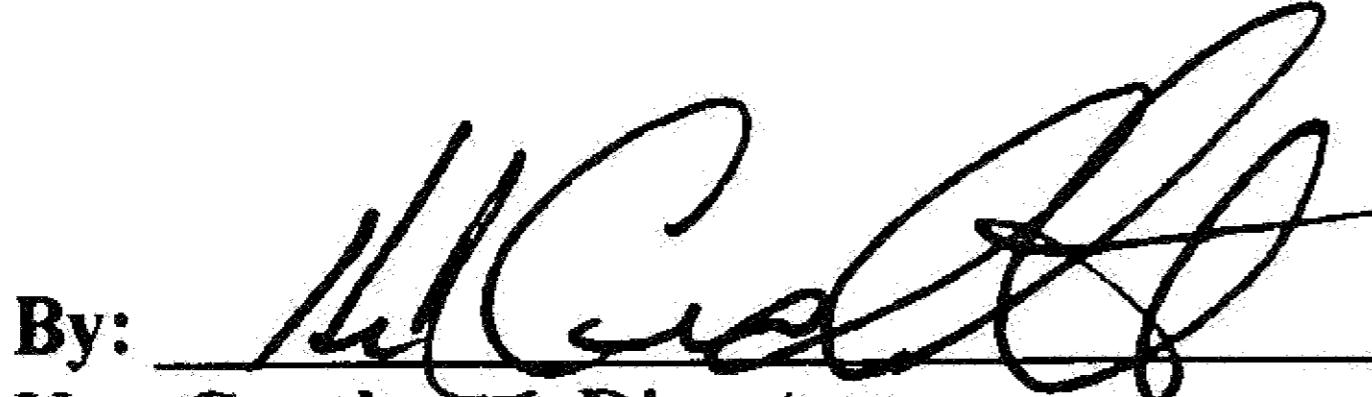
By:   
Mark Koehler—Manager

12-8-21  
Date

By:   
Steve Diamond—Manager

12-8-21  
Date

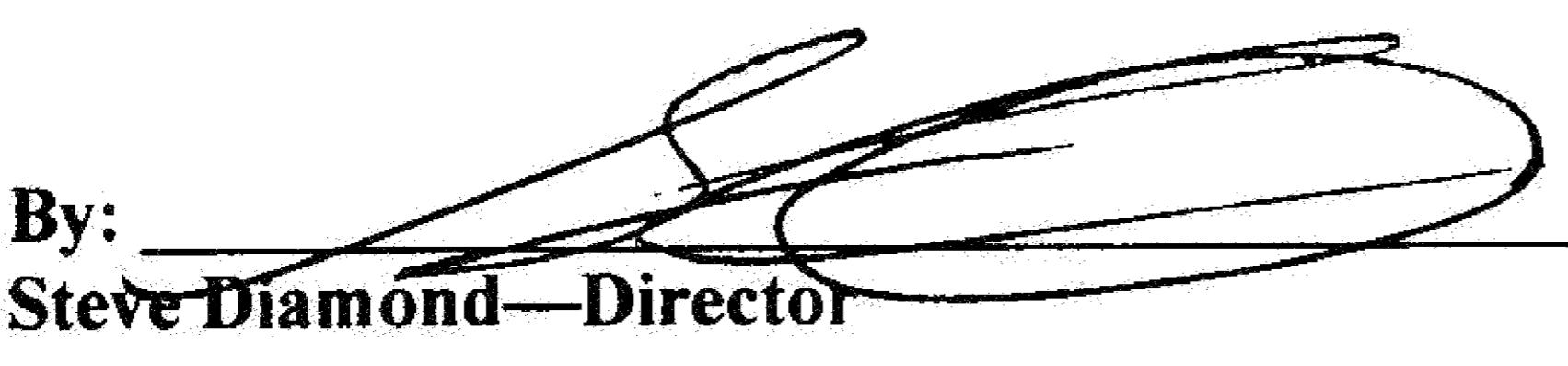
Weber Mountain View Town Homes Homeowners Association, Inc., a Utah Corporation

By:   
Ken Crockett—Director

12-8-21  
Date

By:   
Mark Koehler—Director

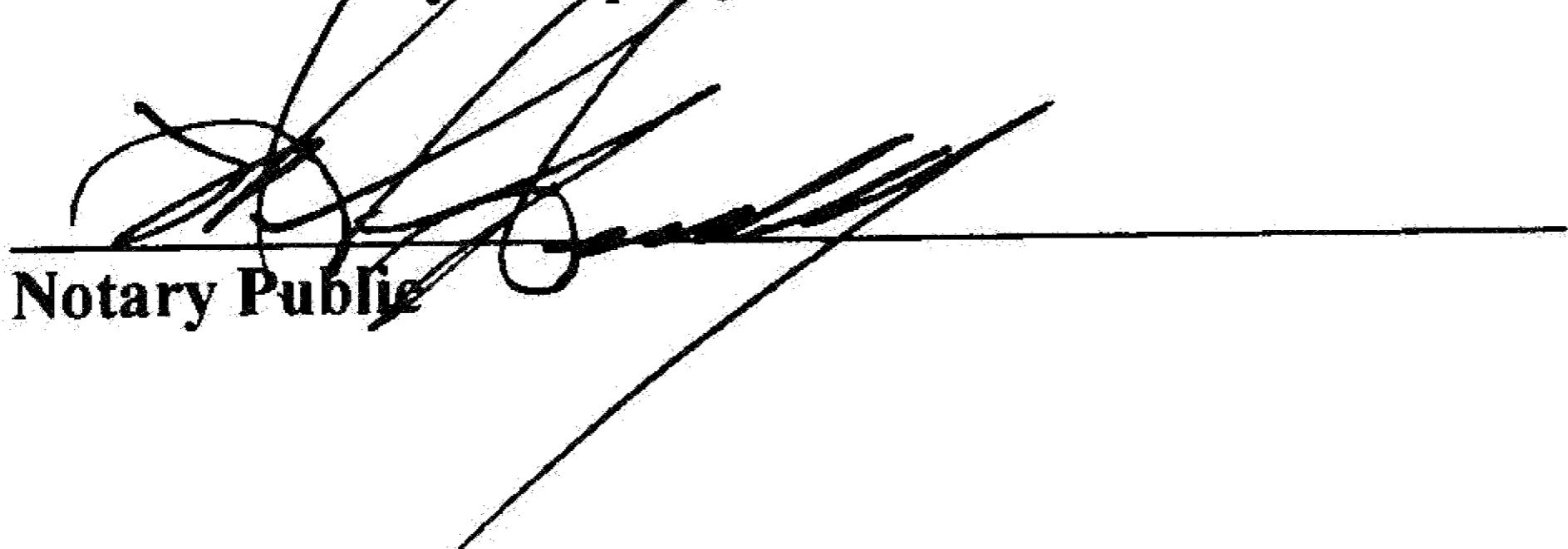
12-8-21  
Date

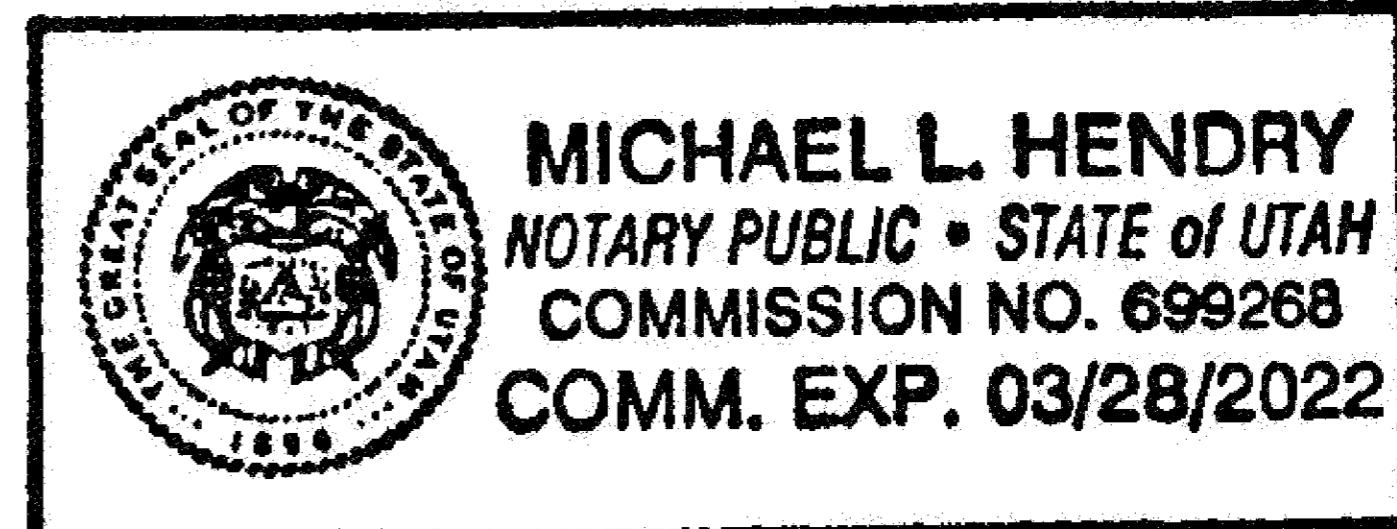
By:   
Steve Diamond—Director

12-8-21  
Date

State of Utah  
County of Weber

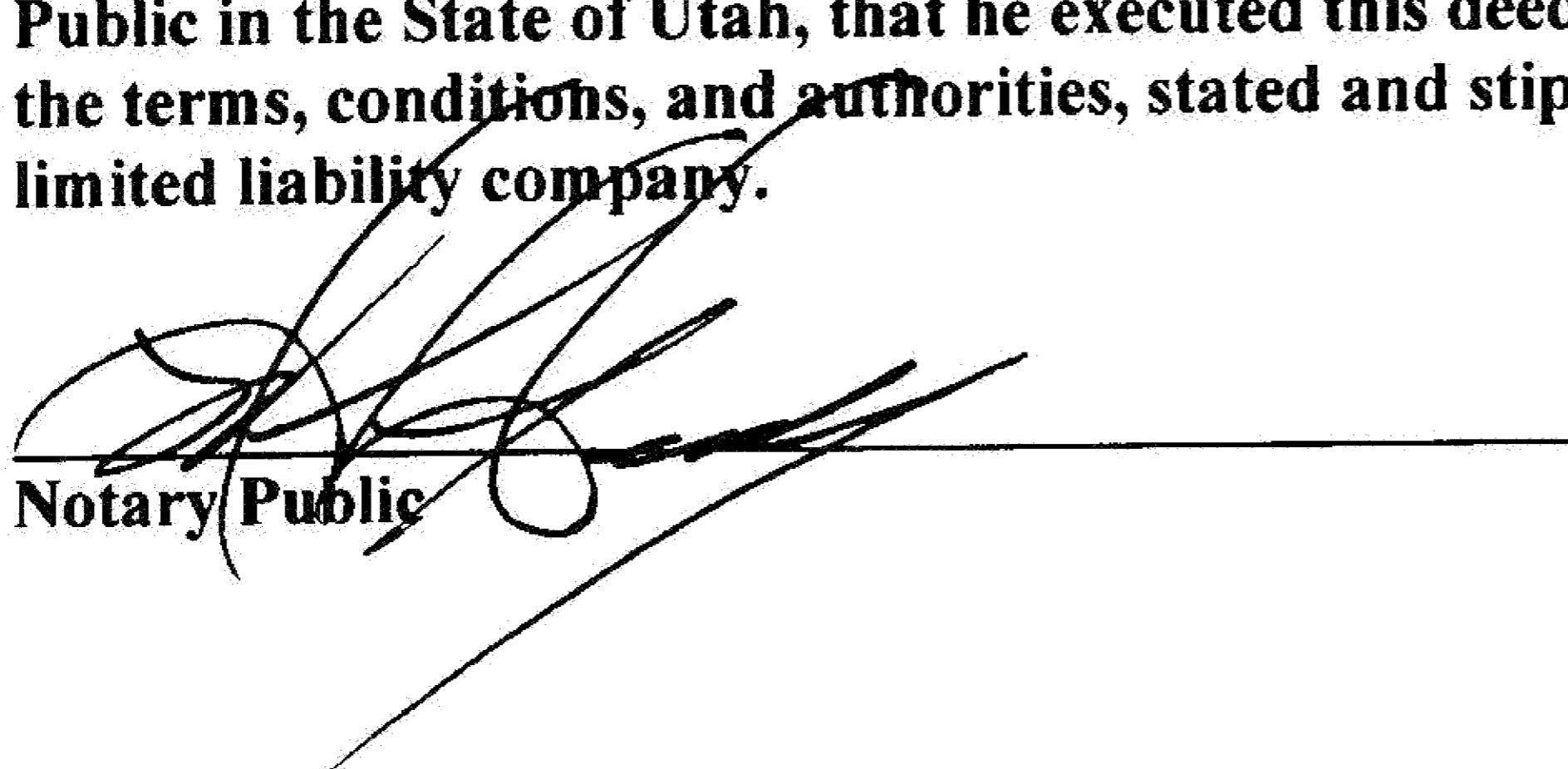
On this the 8 day of December 2021, Ken R. Crockett as a Manager of Weber Mountain View Town Homes Phase 1, LLC, a Utah Limited Liability Company, acknowledged to me, a Notary Public in the State of Utah, that he executed this deed in the capacity stated and in accordance with the terms, conditions, and authorities, stated and stipulated to, in the operating agreement of said limited liability company.

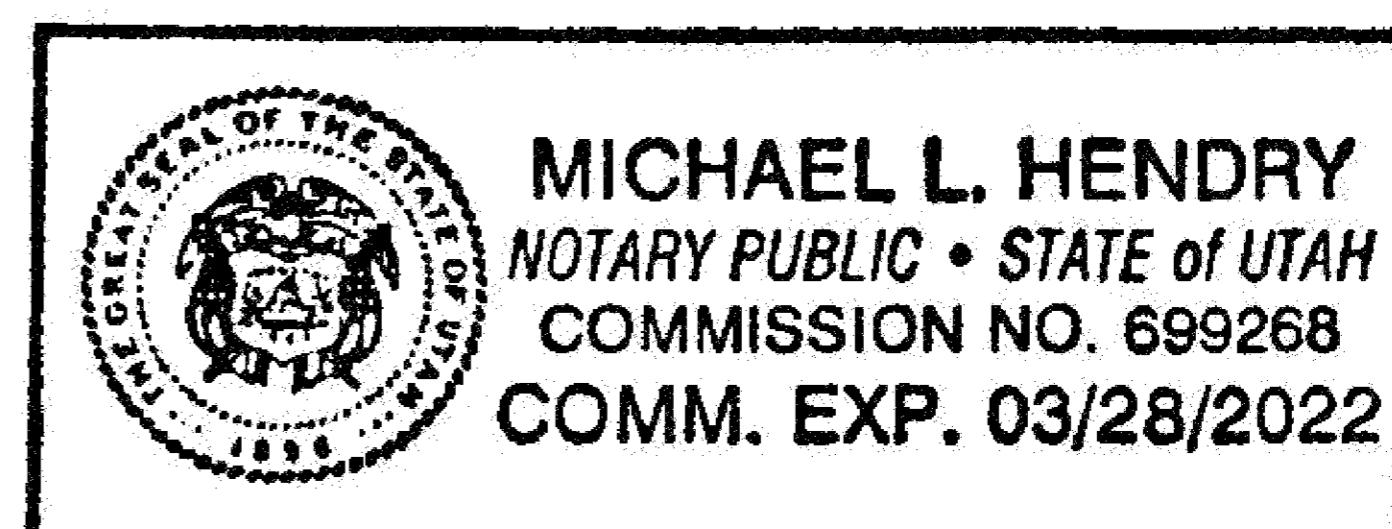
  
Notary Public



State of Utah  
County of Weber

On this the 8 day of December 2021, Mark Koehler as a Manager of Weber Mountain View Town Homes Phase 1, LLC, a Utah Limited Liability Company, acknowledged to me, a Notary Public in the State of Utah, that he executed this deed in the capacity stated and in accordance with the terms, conditions, and authorities, stated and stipulated to, in the operating agreement of said limited liability company.

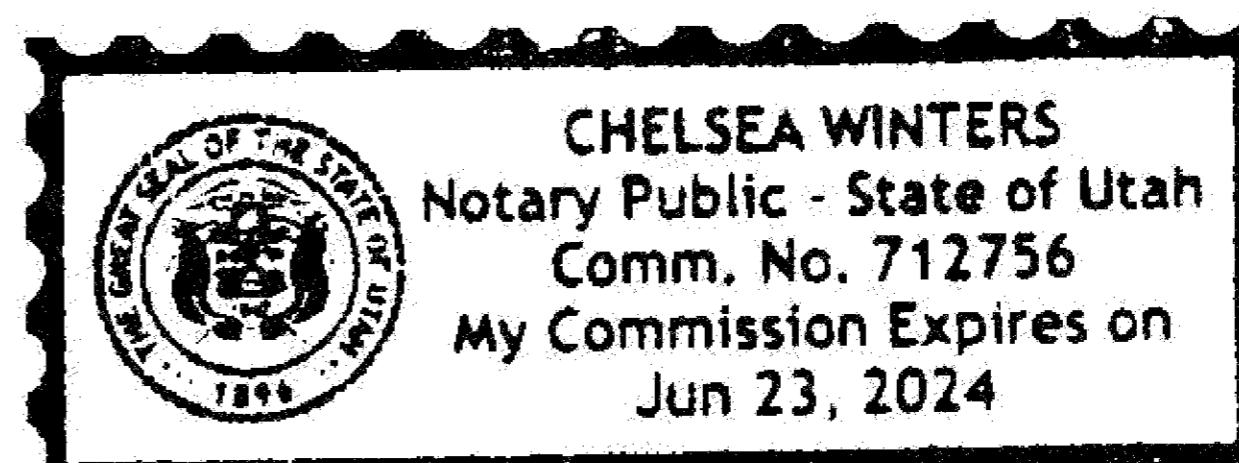
  
Notary Public



State of Utah  
County of Weber

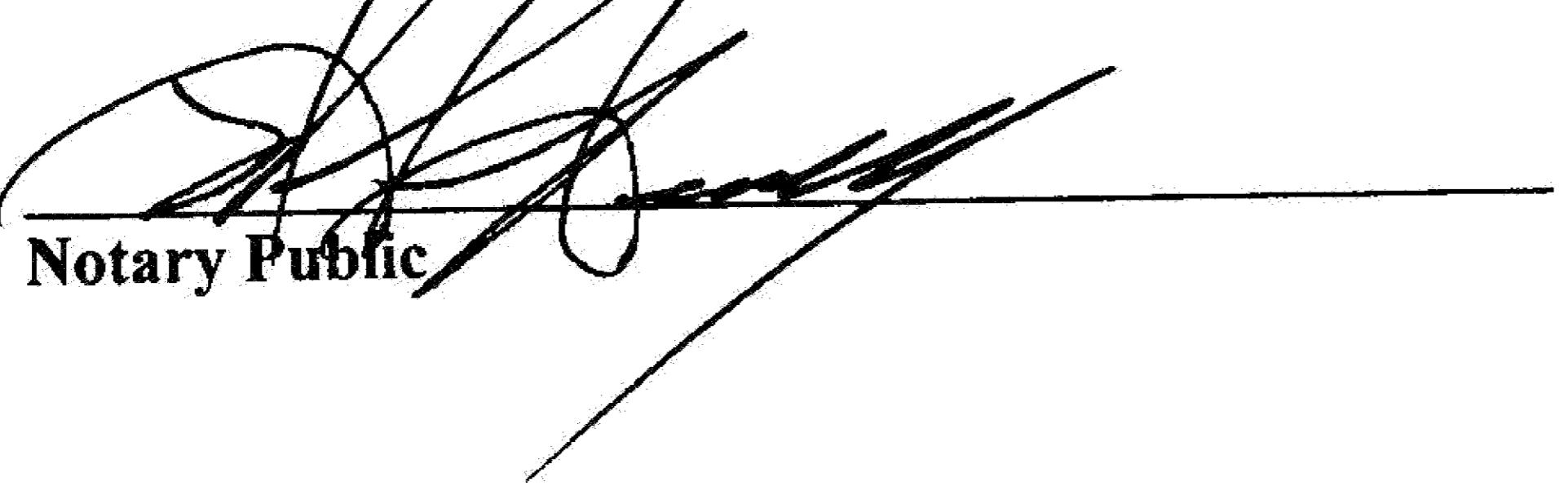
On this the 8 day of December 2021, Steve Diamond as a Manager of Weber Mountain View Town Homes Phase 1, LLC, a Utah Limited Liability Company, acknowledged to me, a Notary Public in the State of Utah, that he executed this deed in the capacity stated and in accordance with the terms, conditions, and authorities, stated and stipulated to, in the operating agreement of said limited liability company.

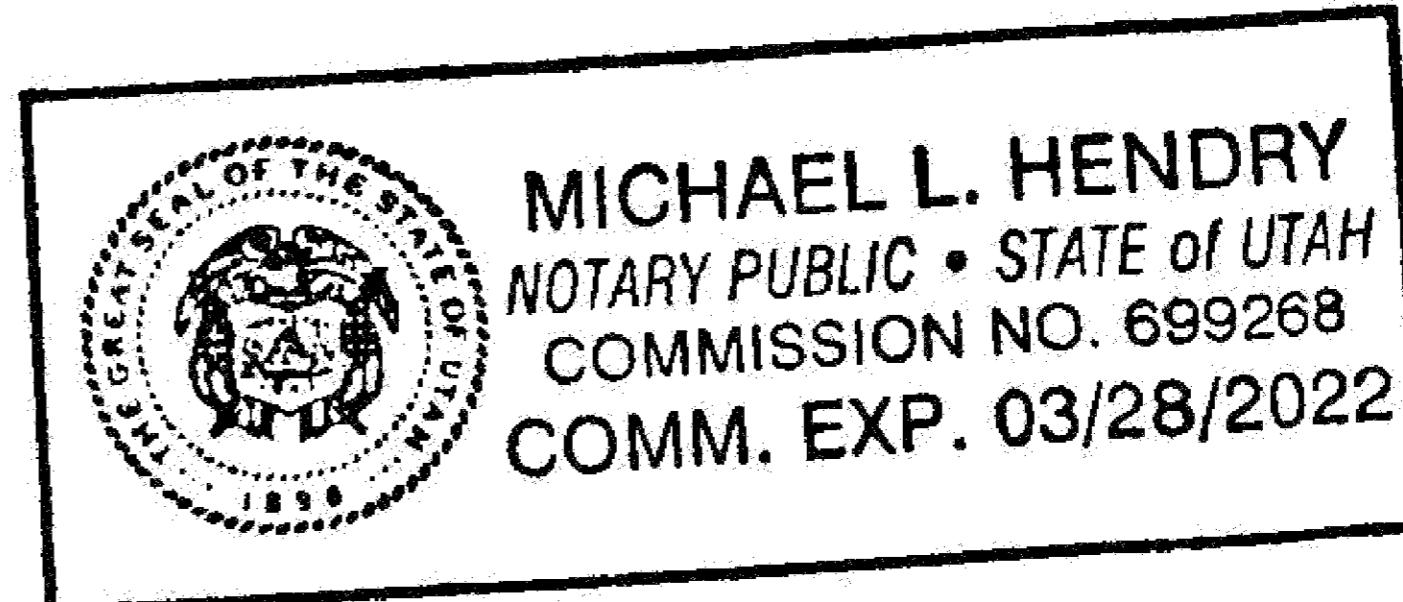
Chelsea Winters  
Notary Public



State of Utah  
County of Weber

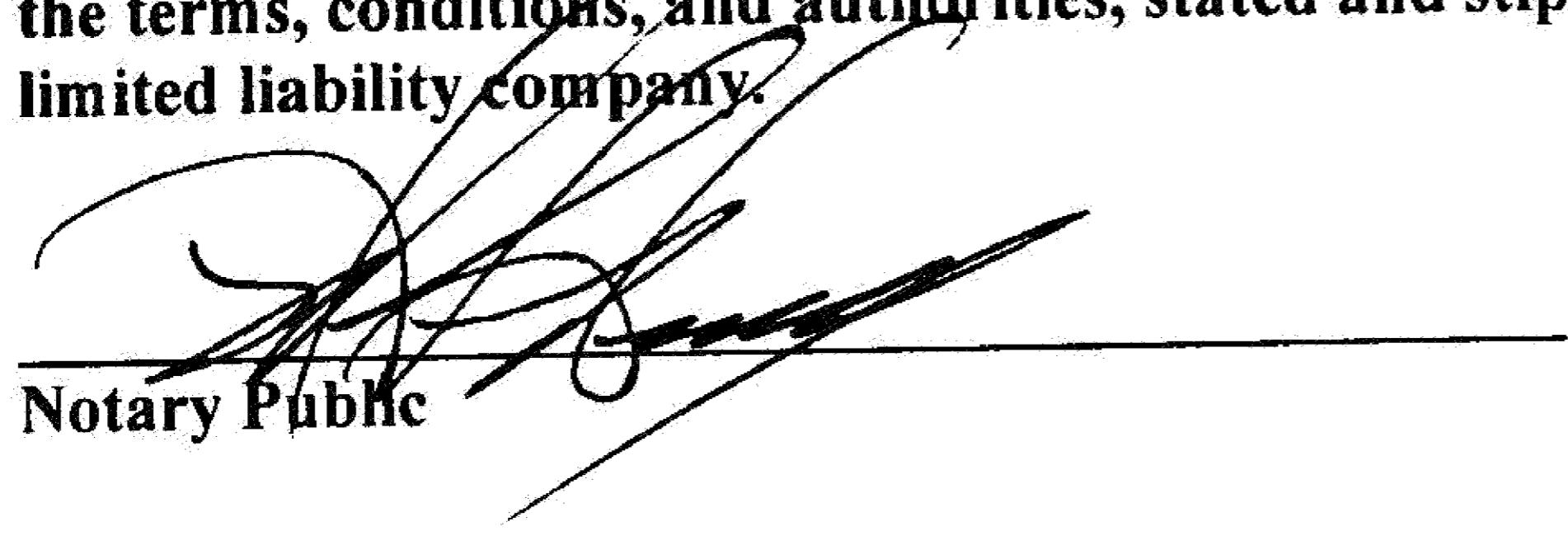
On this the 8 day of December 2021, Ken R. Crockett as a Manager of Weber Mountain View Town Homes Phase 2, LLC, a Utah Limited Liability Company, acknowledged to me, a Notary Public in the State of Utah, that he executed this deed in the capacity stated and in accordance with the terms, conditions, and authorities, stated and stipulated to, in the operating agreement of said limited liability company.

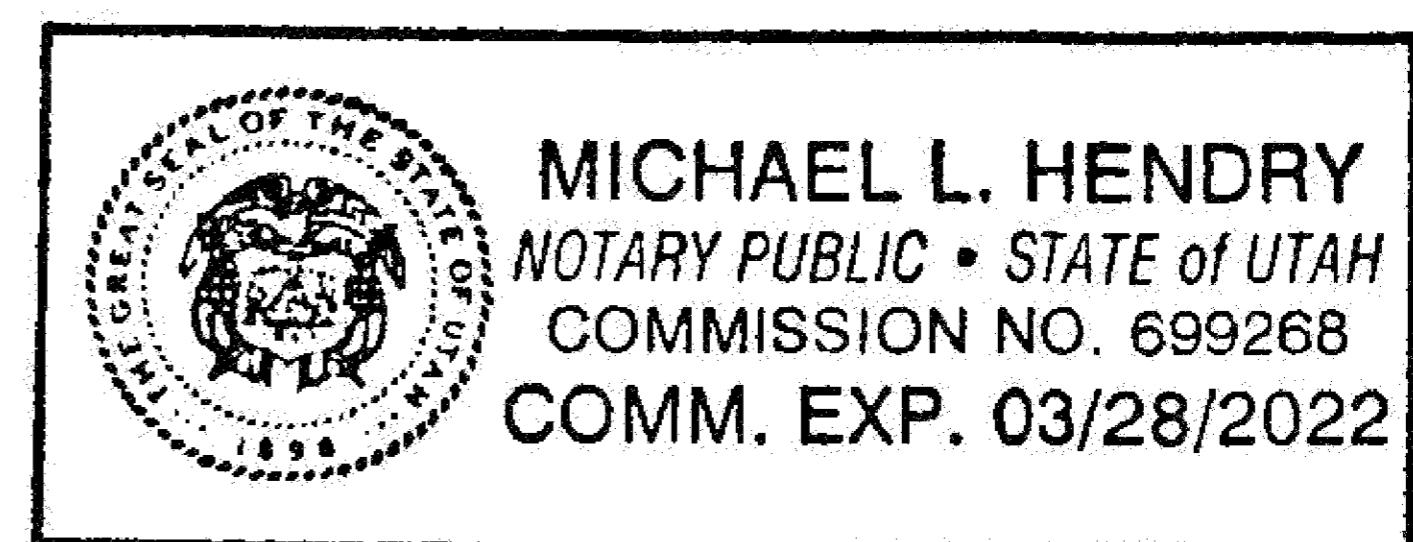
  
Notary Public



State of Utah  
County of Weber

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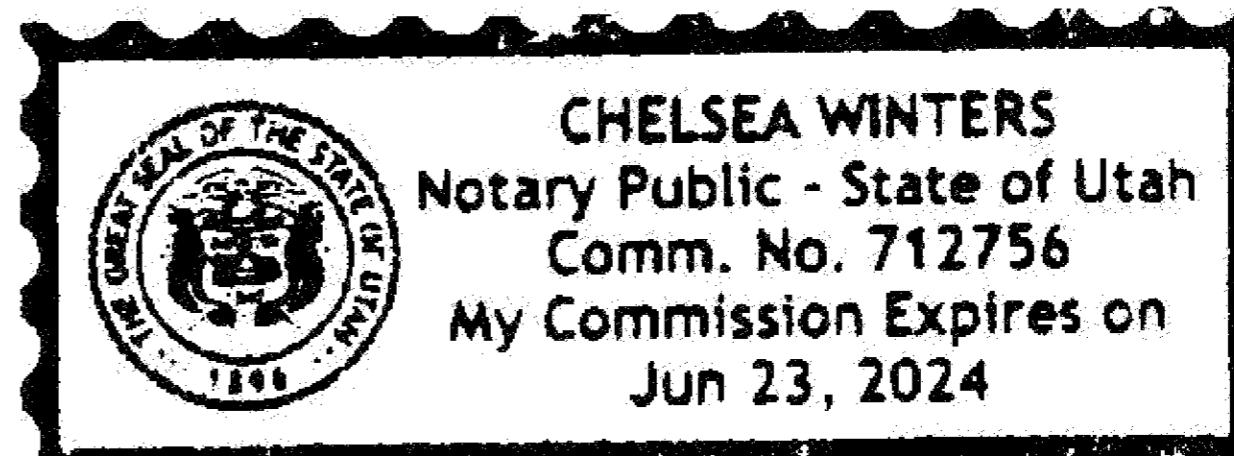
  
Notary Public



State of Utah  
County of Weber

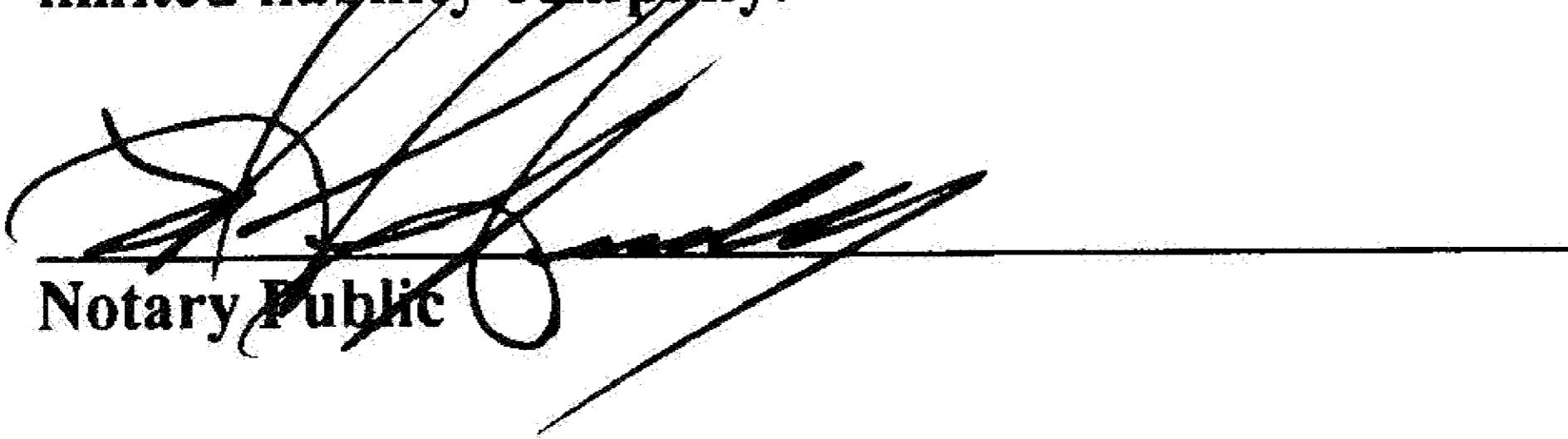
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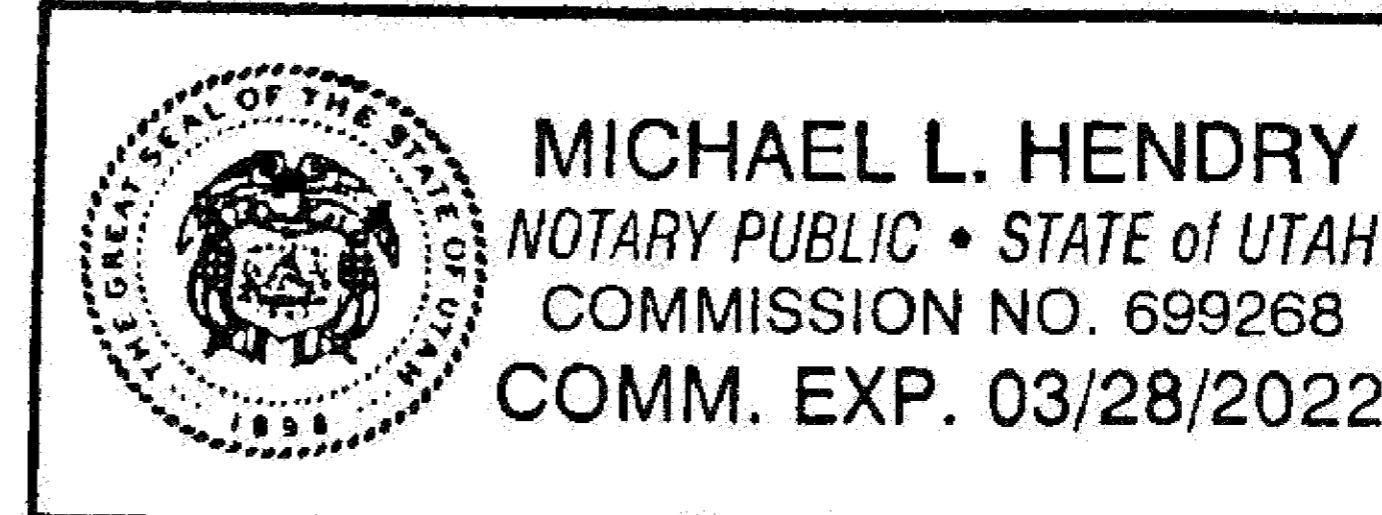
  
Notary Public



State of Utah  
County of Weber

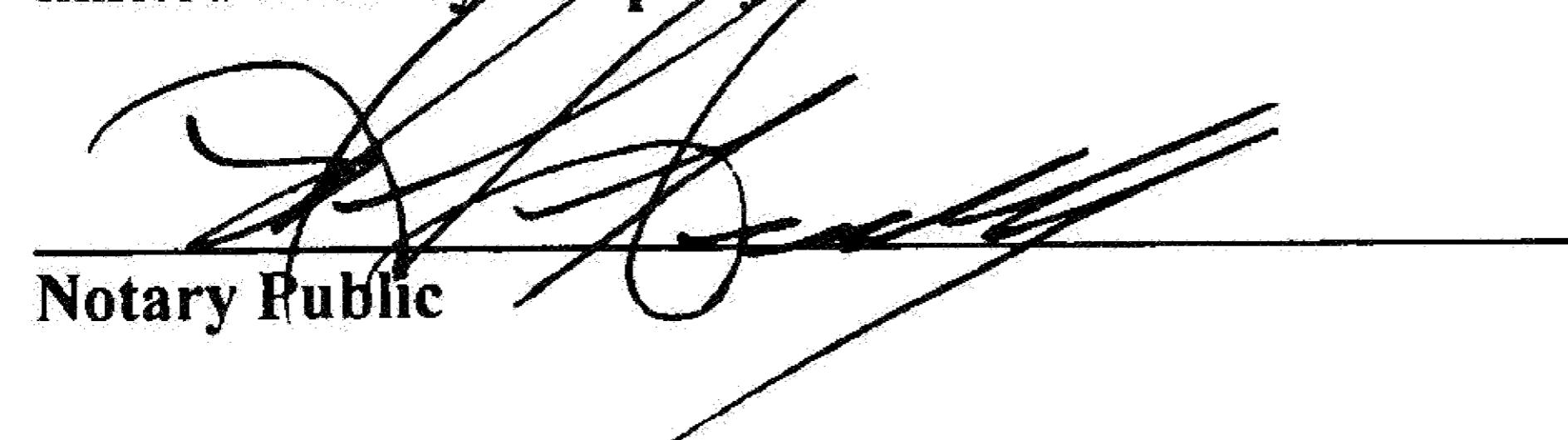
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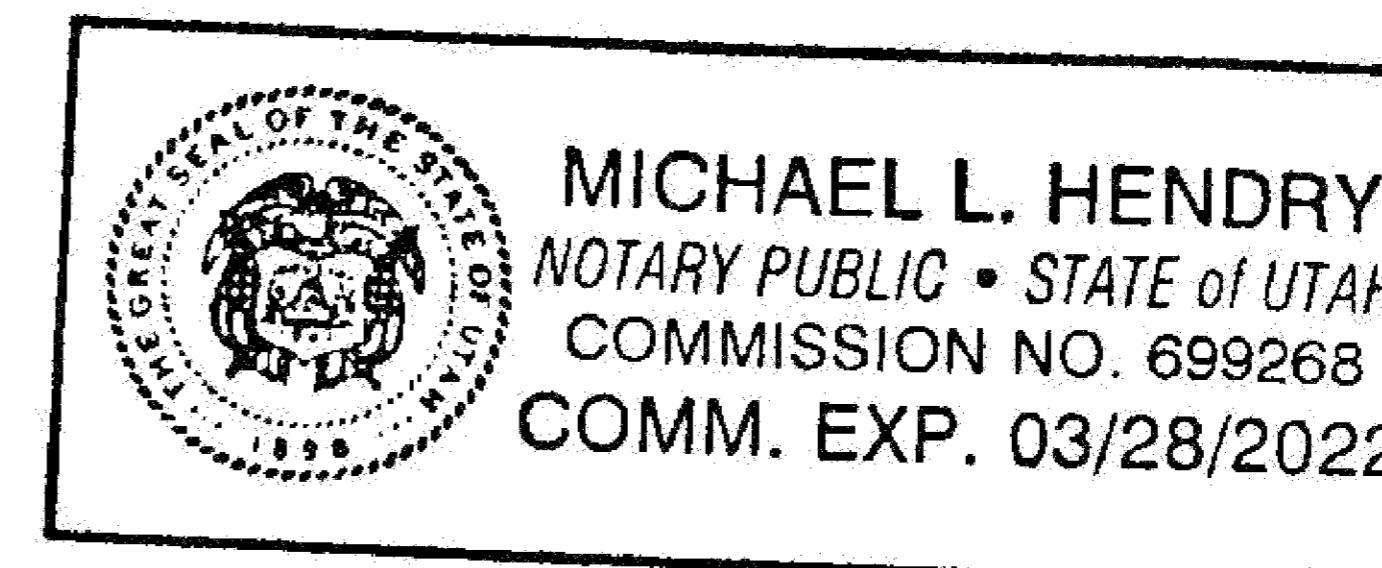
  
Notary Public



State of Utah  
County of Weber

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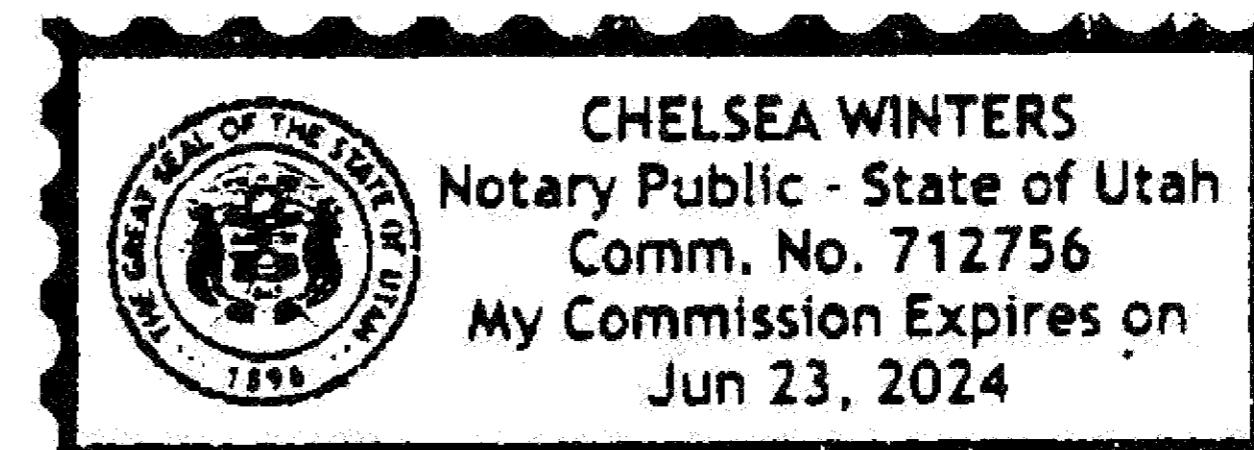
  
Notary Public



State of Utah  
County of Weber

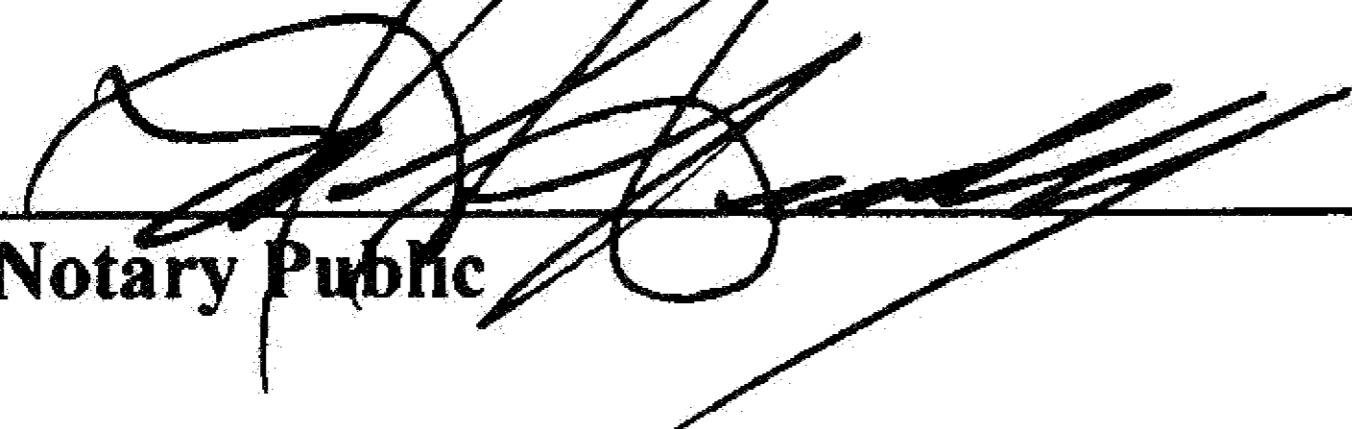
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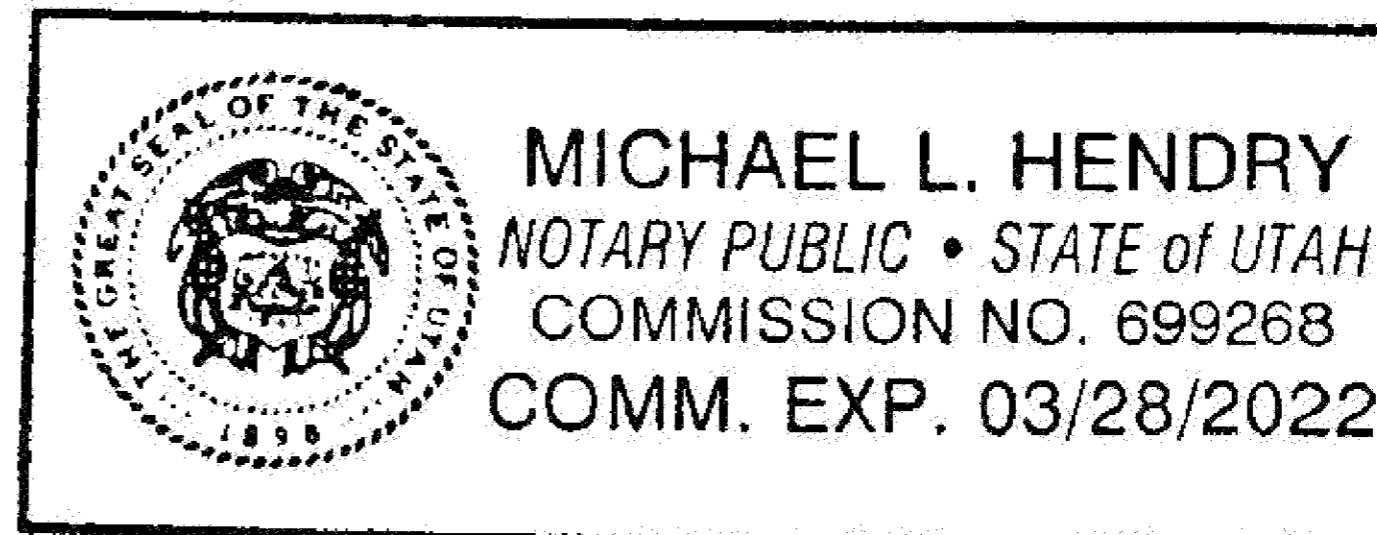
Chelsea Winters  
Notary Public



State of Utah  
County of Weber

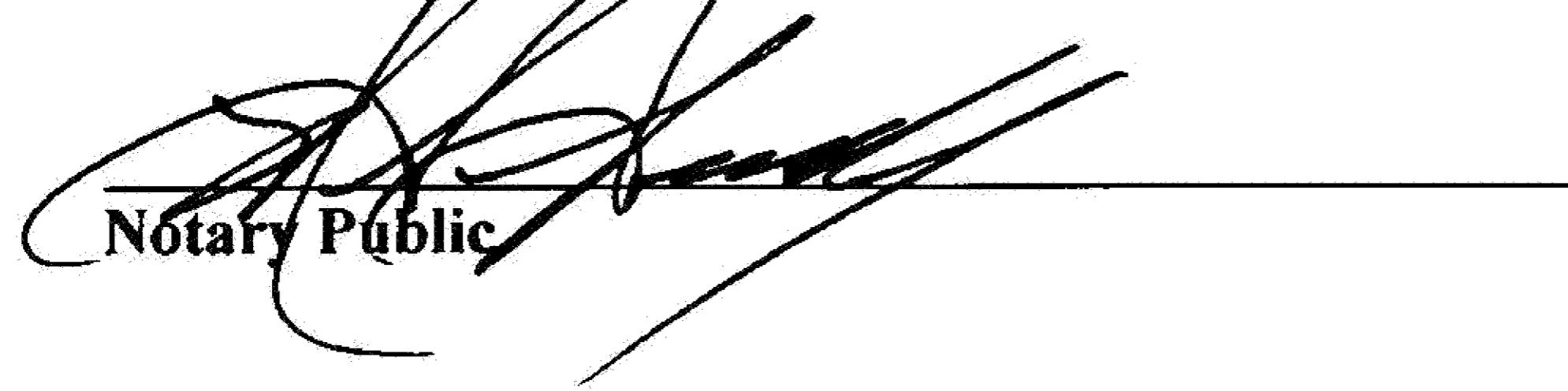
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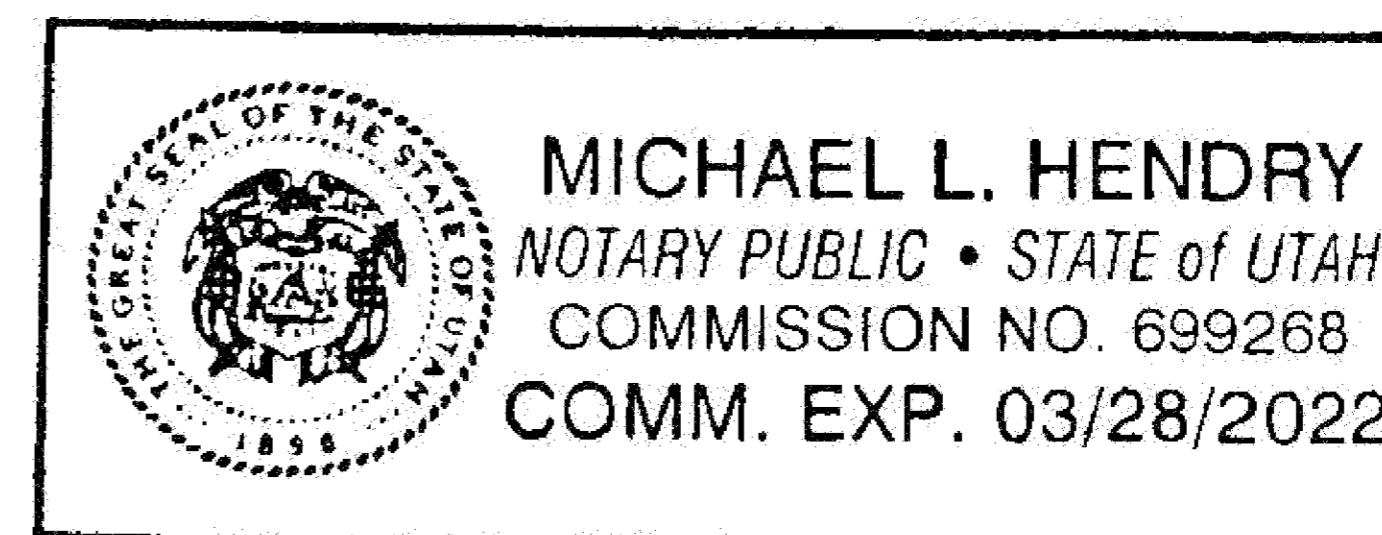
  
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State of Utah  
County of Weber

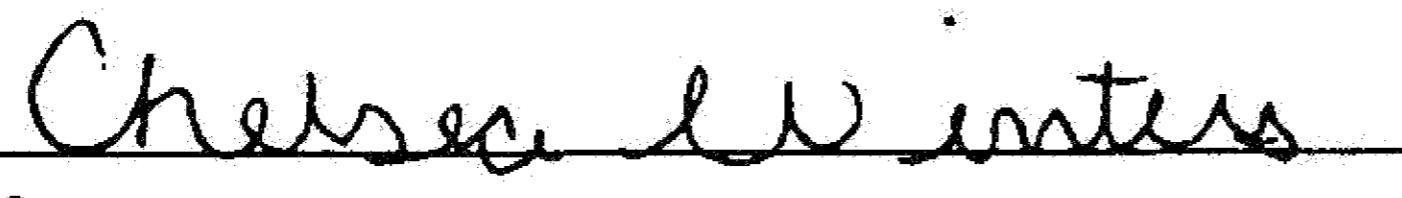
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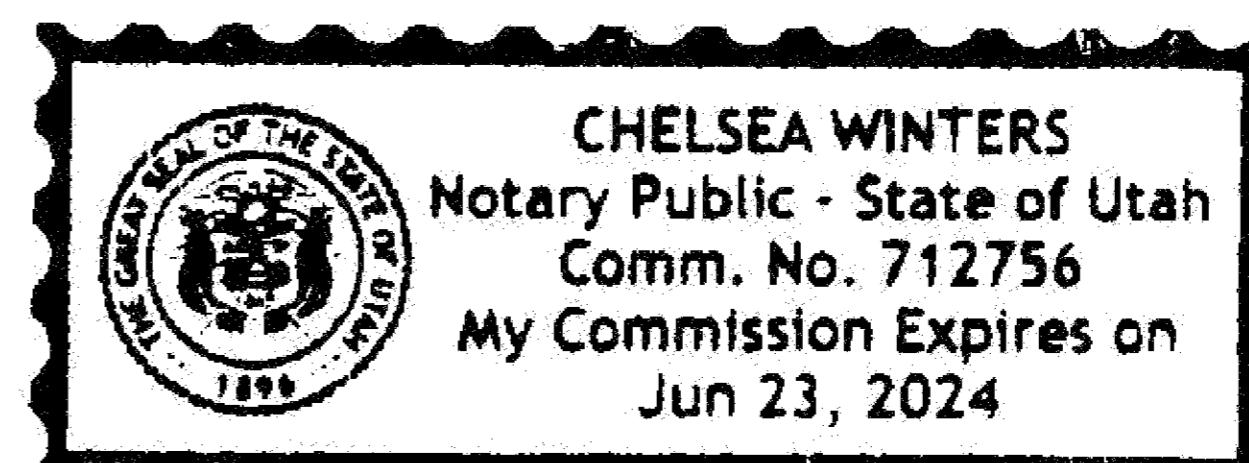
  
Notary Public



State of Utah  
County of Weber

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Notary Public



## **CONSOLIDATED LEGAL DESCRIPTION**

**LOTS 1 THROUGH 9 IN BUILDING A, LOTS 10 THROUGH 18 IN BUILDING B, LOTS 19 THROUGH 22 IN BUILDING P, LOTS 23 THROUGH 27 IN BUILDING N, LOTS 28 THROUGH 36 IN BUILDING O, LOTS 37 THROUGH 45 IN BUILDING L, LOTS 46 THROUGH 50 IN BUILDING K, LOTS 51 THROUGH 54 IN BUILDING M, LOTS 55 THROUGH 58 IN BUILDING C, LOTS 59 THROUGH 64, BUILDING D, INCLUSIVE, LOTS 65 THROUGH 69, BUILDING F, INCLUSIVE, LOTS 70 THROUGH 78, BUILDING E, INCLUSIVE LOTS 79 THROUGH 87, BUILDING G, INCLUSIVE, LOTS 88 THROUGH 91, BUILDING J, INCLUSIVE, LOTS 92 THROUGH 96, BUILDING H, INCLUSIVE, LOTS 97 THROUGH 105, BUILDING I, INCLUSIVE, LOTS 106 THROUGH 110, BUILDING R, INCLUSIVE, LOTS 111 THROUGH 115, BUILDING Q, INCLUSIVE, LOTS 116 THROUGH 120, BUILDING T, INCLUSIVE, LOTS 121 THROUGH 125, BUILDING S, INCLUSIVE, LOTS 126 THROUGH 130, BUILDING V, INCLUSIVE, LOTS 131 THROUGH 135, BUILDING U, INCLUSIVE AND LOTS 136 THROUGH 140, BUILDING X, INCLUSIVE, LOTS 141 THROUGH 145, BUILDING W, INCLUSIVE AND ALL OF COMMON AREA WITHIN WEBER MOUNTAIN VIEW TOWN HOMES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT FOR WEBER MOUNTAIN VIEW TOWN HOMES SUBDIVISION, AS RECORDED FEBRUARY 29, 2016 IN BOOK 78 AT PAGE 95-98 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH.**

**EACH REFERENCED LOT IS ALSO DESCRIBED TOGETHER WITH THE RIGHT TO USE THE "COMMON AREAS" LOCATED WITHIN THE BOUNDARY OF WEBER MOUNTAIN VIEW TOWN HOMES AS SAID COMMON AREAS ARE DEFINED AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND PROTECTIVE COVENANTS FOR WEBER MOUNTAIN VIEW TOWN HOMES RECORDED FEBRUARY 29, 2016, AS ENTRY NO, 2780506 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH.**

**WEBER COUNTY, STATE OF UTAH, TAX PARCEL NUMBERS  
11-412-0001 THROUGH AND INCLUSIVE OF 11-412-0146**

**THE CONSOLIDATED LEGAL DESCRIPTION WAS IN DESCRIBED, IN PART, BY THE FOLLOWING FOUR, (4) DEEDS, IDENTIFIED AS FOLLOWS:**

**[SPECIAL WARRANTY DEED RECORDED MARCH 16, 2016 AS ENTRY NO. 2783814]**

**LOTS 1 THROUGH 58, INCLUSIVE, ACCORDING TO THE OFFICIAL PLAT FOR WEBER MOUNTAIN VIEW TOWN HOMES SUBDIVISION, AS RECORDED FEBRUARY 29, 2016 IN BOOK 78 AT PAGES 95-98 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH.**

**EACH REFERENCED LOT IS DESCRIBED TOGETHER WITH ANY AND ALL IMPROVEMENTS AND APPURTENANCES LOCATED THEREON AND ATTACHED THERETO.**

**EACH REFERENCED LOT IS ALSO DESCRIBED TOGETHER WITH THE RIGHT TO USE THE "COMMON AREAS" LOCATED WITHIN THE BOUNDARY OF WEBER MOUNTAIN VIEW TOWN HOMES AS SAID COMMON AREAS ARE DEFINED AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND PROTECTIVE COVENANTS FOR WEBER MOUNTAIN VIEW TOWN HOMES RECORDED FEBRUARY 29, 2016, AS ENTRY NO. 2780506 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH.**

**TAX PARCEL NUMBERS ASSIGNED TO SAID LOTS WERE WEBER COUNTY, STATE OF UTAH, TAX PARCEL NUMBERS 11-412-0001 THROUGH 11-412-0058**

[WARRANTY DEED RECORDED DECEMBER 22, 2016 AS ENTRY NO. 2833302]

LOTS 59 THROUGH 64, BUILDING D, INCLUSIVE, LOTS 65 THROUGH 69, BUILDING F, INCLUSIVE, LOTS 70 THROUGH 78, BUILDING E, INCLUSIVE LOTS 79 THROUGH 87, BUILDING G, INCLUSIVE, LOTS 88 THROUGH 91, BUILDING J, INCLUSIVE, LOTS 92 THROUGH 96, BUILDING H, INCLUSIVE, LOTS 97 THROUGH 105, BUILDING I, INCLUSIVE, ACCORDING TO THE OFFICIAL PLAT FOR WEBER MOUNTAIN VIEW TOWN HOMES SUBDIVISION, AS RECORDED FEBRUARY 29, 2016 IN BOOK 78 AT PAGE 95-98 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

EACH REFERENCED LOT IS DESCRIBED TOGETHER WITH ANY AND ALL IMPROVEMENTS AND APPURTENANCES LOCATED THEREON AND ATTACHED THERETO.

EACH REFERENCED LOT IS ALSO DESCRIBED TOGETHER WITH THE RIGHT TO USE THE "COMMON AREAS" LOCATED WITHIN THE BOUNDARY OF WEBER MOUNTAIN VIEW TOWN HOMES AS SAID COMMON AREAS ARE DEFINED AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND PROTECTIVE COVENANTS FOR WEBER MOUNTAIN VIEW TOWN HOMES RECORDED FEBRUARY 29, 2016, AS ENTRY NO. 2780506 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

TAX PARCEL NUMBERS ASSIGNED TO SAID LOTS WERE WEBER COUNTY, STATE OF UTAH, TAX PARCEL NUMBERS 11-412-0059 THROUGH 11-412-0064

[WARRANTY DEED RECORDED JUNE 5, 2018 AS ENTRY NO. 2924210]

LOTS 106 THROUGH 110, BUILDING R, INCLUSIVE, LOTS 111 THROUGH 115, BUILDING Q, INCLUSIVE, LOTS 116 THROUGH 120, BUILDING T, INCLUSIVE, LOTS 121 THROUGH 125, BUILDING S, INCLUSIVE, LOTS 126 THROUGH 130, BUILDING V, INCLUSIVE, LOTS 131 THROUGH 135, BUILDING U, INCLUSIVE AND LOTS 136 THROUGH 140, BUILDING X, INCLUSIVE, LOTS 141 THROUGH 145, BUILDING W, INCLUSIVE ACCORDING TO THE OFFICIAL PLAT FOR WEBER MOUNTAIN VIEW TOWN HOMES SUBDIVISION, AS RECORDED FEBRUARY 29, 2016 IN BOOK 78 AT PAGE 95-98 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

EACH REFERENCED LOT IS DESCRIBED TOGETHER WITH ANY AND ALL IMPROVEMENTS AND APPURTENANCES LOCATED THEREON AND ATTACHED THERETO.

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TAX PARCEL NUMBERS ASSIGNED TO SAID LOTS WERE WEBER COUNTY, STATE OF UTAH, TAX PARCEL NUMBERS 11-412-0106 THROUGH 11-412-0145

[SPECIAL WARRANTY DEED RECORDED MARCH 16, 2016 AS ENTRY NO. 2783183]

REAL PROPERTY IN WEBER COUNTY, STATE OF UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH- LIES ON THE SOUTH LINE OF HARRISVILLE ROAD, SAID POINT BEING NORTH.  $89^{\circ}08'10''$  WEST ALONG THE SECTION LINE, 353.75 FEET AND SOUTH  $0^{\circ}51'50''$  WEST 2701.36 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 6, AND RUNNING THENCE SOUTH  $65^{\circ}39'$  EAST ALONG SAID SOUTH LINE 315.55 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE LINE THE FOLLOWING (10) COURSES: (1) SOUTH  $5^{\circ}20'47''$  WEST 41.93 FEET, (2) SOUTH  $4^{\circ}12'41''$  EAST 392.95 FEET, (3) SOUTH  $86^{\circ}12'49''$  WEST 631.56 FEET, (4) SOUTH  $77^{\circ}05'13''$  WEST 20.19 FEET, (5) SOUTH  $64^{\circ}10'24''$  WEST 9.71 FEET, (6) SOUTH  $51^{\circ}56'13''$  WEST 10.06 FEET, (7) SOUTH  $33^{\circ}15'07''$  WEST 9.63 FEET, (8) SOUTH  $14^{\circ}20'51''$  WEST 9.86 FEET, (9) SOUTH  $4^{\circ}16'57''$  EAST 298.53 FEET, (10) SOUTH  $86^{\circ}29'29''$  WEST 339.36 FEET; THENCE NORTH  $3^{\circ}29'$  WEST 374.24 FEET; THENCE NORTH  $37^{\circ}50'24,,$  EAST 163.09 FEET; THENCE NORTH  $3^{\circ}39'03''$  WEST 182.56 FEET; THENCE NORTH  $86^{\circ}20'57''$  EAST 40.00 FEET; THENCE NORTH  $3^{\circ}39'03''$  WEST 366.05 FEET; THENCE NORTH  $81^{\circ}16'46''$  EAST 12.96 FEET (N  $81^{\circ}17'47''$  E. BY RECORD) TO THE EXTENSION OF THE SOUTH LINE OF WILLOWOOD CONDOMINIUM AS STAKED ON THE GROUND, THENCE SOUTH  $65^{\circ}39'$  EAST ALONG SAID EXTENSION AND LINE 548.13 FEET; THENCE NORTH  $74^{\circ}34'20''$  EAST 83.40 FEET THENCE 107.59 FEET ALONG THE ARC OF A 178.64 FOOT RADIUS CURVE TO THE RIGHT WITH AN ANGLE OF  $34^{\circ}30'31''$  (CHORD BEARS NORTH  $01^{\circ}49'37''$  EAST 105.97 FEET) TO THE POINT OF BEGINNING.

EXCLUDING THEREFROM, LOTS 1 THROUGH 145 OF THE SUBDIVISION PLAT DESCRIBED BELOW.

[THE LEGAL DESCRIPTION SET FORTH ABOVE CONSTITUTES THE PERIMETER DESCRIPTION. OF WEBER MOUNTAIN VIEW TOWN HOMES SUBDIVISION, THE OFFICIAL PLAT THEREOF HAVING BEEN RECORDED FEBRUARY 29, 2016:, AS ENTRY NO. 2780907 IN BOOK 78, PAGES 95-98, OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH (THE "SUBDIVISION PLAT").]

SAID PROPERTY CONSTITUTES THE "COMMON AREA" LOCATED WITHIN THE BOUNDARY OF WEBER MOUNTAIN VIEW TOWN HOMES PRIVATE SUBDIVISION FOR USE BY OWNERS OF LOTS WITHIN SAID AS SAID COMMON AREAS ARE SHOWN ON THE SUBDIVISION PLAT DESCRIBED ABOVE WHICH SHALL BE USED PURSUANT TO THE PROVISION OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND PROTECTIVE COVENANTS FOR WEBER MOUNTAIN VIEW TOWN HOMES RECORDED FEBRUARY 29, 2016, AS ENTRY NO. 2780506 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH (THE "DECLARATION").