



W3004989

WHEN RECORDED RETURN TO:

Name: GRANTEE
Address: 1117 COUNTRY HILLS DRIVE
OGDEN, UT 84403

E# 3004989 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
23-Sep-19 1256 PM FEE \$40.00 DEP ZG
REC FOR: TITLE GUARANTEE - LAYTON
ELECTRONICALLY RECORDED

WARRANTY DEED

LANDMARK OFFICE SUITES, L.L.C.

GRANTOR

of **SALT LAKE** County and State of **UTAH**, hereby **CONVEY(S) AND WARRANTS** to:

MICHAEL L. BUSH and KANLAYAWAN BUSH, husband and wife, as joint tenants

GRANTEE

of **WEBER**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **WEBER** County and State of **UTAH** described as follows:

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 2312.64 FEET SOUTH 86°12' WEST 661.72 FEET, NORTH 685.91 FEET AND WEST 72.70 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION, RUNNING THENCE WEST 115.38 FEET TO THE EASTERLY LINE OF 24 FOOT RIGHT OF WAY DESCRIBED HEREIN BELOW: THENCE NORTH 5°15' EAST 320 FEET, MORE OR LESS ALONG SAID RIGHT OF WAY TO THE SOUTHERLY LINE OF THE OLD COUNTY ROAD, THENCE NORTH 49°25' EAST 28 FEET TO THE SOUTH LINE OF COUNTRY HILLS DRIVE, THENCE ALONG AN ARC TO THE LEFT SOUTHEAST IN DIRECTION ALONG SAID DRIVE TO A POINT WHICH IS NORTH 273.23 FEET FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 273.23 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION OF SUBJECT PROPERTY LYING WITHIN PUBLIC STREET "COUNTRY HILLS DRIVE".

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE RIGHT OF WAY FOR ALL PURPOSES OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND:

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST,

SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 2312.64 FEET SOUTH ALONG THE SECTION LINE, SOUTH 86°12' WEST 839.52 FEET, NORTH 34°45' WEST 35 FEET, NORTH 3°39' WEST 491 FEET AND NORTH 5°15' EAST 179.68 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION, RUNNING THENCE NORTH 5°15' EAST 358.21 FEET TO THE SOUTH LINE OF COUNTRY HILLS DRIVE, THENCE SOUTHEASTERLY ALONG THE ARC OF A 756.78 FOOT RADIUS CURVE TO THE LEFT 29.54 FEET ALONG THE SOUTH LINE OF COUNTRY HILLS DRIVE, THENCE SOUTH 5°15' WEST 338.78 FEET, THENCE WEST 24.10 FEET TO THE POINT OF BEGINNING.

TAX SERIAL NO. 06-081-0021

PARCEL 2:

AN UNDIVIDED 1/3 FEE INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 2312.64 FEET SOUTH (SOUTH 0°29'44" WEST), SOUTH 86°12' WEST 661.72 FEET, NORTH 685.91 FEET AND WEST 188.08 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 24.10 FEET, THENCE NORTH 5°15' EAST 331.17 FEET TO THE SOUTH LINE OF OLD COUNTY ROAD, THENCE SOUTH 40°15' EAST ALONG SAID SOUTH LINE OF ROAD 33.04 FEET THENCE SOUTH 5°15' WEST 320.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION OF SUBJECT PROPERTY LYING WITHIN PUBLIC STREET "COUNTRY HILLS DRIVE".

TAX SERIAL NO. 06-081-0019

also known by street and number of: 1117 COUNTRY HILLS DRIVE, OGDEN, UT 84403

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 19th day of September, 2019.


IRENE KUBA, Managing Member of
LANDMARK OFFICE SUITES LLC

STATE OF UTAH
COUNTY OF DAVIS

On this 19th day of September, 2019, before me Jenafer Meeks, a notary public, personally appeared IRENE KUBA, Managing member of LANDMARK OFFICE SUITES LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to this instrument, and acknowledged she executed the same.

Witness my hand and official seal



Notary Public

