



W3006652

E# 3006652 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
30-Sep-19 0111 PM FEE \$40.00 DEP DAC
REC FOR: FIRST AMERICAN - FASHION POINTE
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
5929 S. Fashion Pointe Dr, Ste 120
South Ogden, UT 84403
(801)479-6600

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
SES 009, LLC % C & N Investment
Properties, LLC.
1835 S. HWY 89
Perry, UT 84302

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

RESPA

WARRANTY DEED

Escrow No. **338-5939418 (DH)**
A.P.N.: **11-038-0034**

Michael T. McLeighton and Deann E. McLeighton, husband and wife as joint tenants, Grantor, of **Eden, Weber** County, State of **UT**, hereby CONVEY AND WARRANT to

SES 009, LLC, Grantee, of **Perry, Box Elder** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1297.72 FEET NORTH AND 326.7 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 263.7 FEET; THENCE EAST 165.2 FEET; THENCE SOUTH 263.7 FEET; THENCE WEST 165.2 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DEEDED TO THE STATE ROAD COMMISSION OF UTAH, BY DEED RECORDED IN VOLUME 130 OF DEEDS, PAGE 24, AND ALSO EXCEPTING THAT PORTION LYING WITHIN NORTH STREET.

ALSO LESS AND EXCEPTING

A PARCEL OF LAND IN FEE FOR THE TRAFFIC SAFETY IMPROVEMENT OF HIGHWAY STATE ROUTE 204 KNOWN AS PROJECT NO. S-0204(8)5, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND FILED AS ENTRY NO. 1101740 IN THE WEBER COUNTY RECORDER'S OFFICE, WEBER COUNTY, UTAH.

THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NORTH STREET, 33.00 FEET WIDE, AND THE EAST LINE OF SAID TRACT FILED AS ENTRY NO. 1101740 BEING A POINT 1297.72 FEET NORTH AND 326.7 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND BEING SOUTH 88°50'11" EAST, 227.70 FEET ALONG THE MONUMENT LINE IN NORTH STREET AND NORTH 01°17'34" EAST, 33.00 FEET FROM THE OGDEN CITY STREET MONUMENT LOCATED AT THE INTERSECTION OF WALL AVENUE AND NORTH STREET, BEING ALSO AT A POINT 9.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET, ENGINEERS STATION 56+36.42; THENCE NORTH 88°50'11" WEST, 147.70 FEET ALONG SAID NORTH RIGHT OF WAY LINE, TO A POINT IN EAST RIGHT OF WAY LINE OF SAID WALL AVENUE, 100 FEET WIDE, WHICH POINT IS 9.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET ENGINEERS STATION 54+88.72; THENCE NORTH 01°17'34" EAST, 48.43 FEET ALONG SAID EAST RIGHT OF WAY LINE OF WALL AVENUE, TO A POINT 57.42 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET AT ENGINEERS STATION 54+88.84; THENCE SOUTH 41°48'49" EAST, 17.62 FEET TO A POINT 44.54 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET AT ENGINEERS STATION 55+00.84; THENCE SOUTH 01°09'49" WEST, 31.03 FEET TO A POINT 13.51 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET AT ENGINEERS STATION 55+00.84; THENCE SOUTH 88°44'50" EAST, 100.34 FEET TO A POINT 13.36 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID NORTH STREET AT ENGINEERS STATION 56+01.18; THENCE SOUTH 81°47'21" EAST, 35.51 FEET TO EAST LINE OF SAID TRACT FILED AS ENTRY NO. 1101740, AND THE POINT OF BEGINNING.

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

Witness, the hand(s) of said Grantor(s), this **September 27, 2019**

Michael T. McLeighton
Michael T. McLeighton

Deann E. McLeighton
Deann E. McLeighton

STATE OF Utah)
County of WEBER) ss.

On 9-27-19, before me, the undersigned Notary Public, personally appeared **Michael T. McLeighton and Deann E. McLeighton**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

5-14-20

Dawn B. Hendricks
Notary Public

