



W3122293

E# 3122293 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
29-Jan-21 0345 PM FEE \$40.00 DEP PC\
REC FOR: REAL ADVANTAGE TITLE INSURANCE AGI
ELECTRONICALLY RECORDED



After Recording Return To:
Mail Tax Notices To:
RSET Development, LLC
2637 North 400 East
#127
Ogden, UT 84414

File Number: 20-163-JL
Parcel ID: 08-029-0071 & 08-029-0021

Warranty Deed

Know All Men By These Presents that I, **Michael D. Westwood, Trustee of the Westwood Family Trust dated February 12, 2007, amended and restated by Amendment and Restatement of Trust dated November 3, 2020**, (henceforth referred to as "Grantor") of **West Haven, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **RSET Development, LLC, a Utah Limited Liability Company**, (henceforth referred to as "Grantee") of **2637 North 400 East, #127, Ogden, UT 84414**, with **WARRANTY COVENANTS:**

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHBIT "A"

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

In Witness Whereof, I, the said, **Grantor**, hereunto set by hands and seals this 27 day of January, 2021

Westwood Family Trust dated February 12, 2007, amended and restated by Amendment and Restatement of Trust dated November 3, 2020

By: *Michael D. Westwood*
Michael D. Westwood, Trustee

STATE OF UTAH
COUNTY OF SALT LAKE

On this 27th day of January, 2021, before me *Wayne T. Russell*, a notary public, personally appeared Michael D. Westwood, Trustee of the Westwood Family Trust dated February 12, 2007, amended and restated by Amendment and Restatement of Trust dated November 3, 2020, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Wayne T. Russell
Notary Public

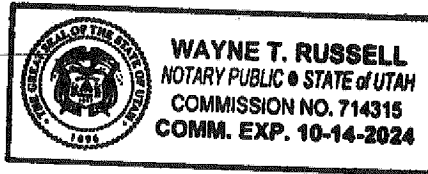


EXHIBIT "A"
Property Description

Order No.: 20-163-JL
Parcel Number: 08-029-0071
Property Address: 3460 West 3600 South & 3060 West 3600 South, West Haven, UT
84401

PROPERTY DESCRIPTION:

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 22 RODS EAST AND 2 RODS NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE EAST 257.06 FEET; THENCE NORTH 33°59'40" EAST 171.63 FEET; THENCE NORTH 30°45'59" EAST 137.06 FEET; THENCE SOUTH 89°15'20" EAST 87.32 FEET; THENCE SOUTH 00°44'40" WEST 262.20 FEET TO THE NORTH RIGHT OF WAY LINE OF 3600 SOUTH STREET; THENCE EAST 1469.94 FEET; THENCE NORTH 00°49'58" EAST 290.40 FEET, THENCE SOUTH 89°15'20" EAST 150.00 FEET, THENCE NORTH 309.6 FEET, THENCE EAST 150 FEET, THENCE NORTH 1190.25 FEET, MORE OR LESS, TO A POINT 49.9 RODS SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION, THENCE WEST 109 RODS, MORE OR LESS, TO A POINT 51 RODS EAST OF THE WEST LINE OF SAID QUARTER SECTION, THENCE SOUTHWESTERLY TO A POINT 26 RODS NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH 26 RODS TO BEGINNING. EXCEPTING WESTWOOD SUBDIVISION 1ST AMENDMENT E# 2658394 DESCRIBED AS: A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, US SURVEY, BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 3600 SOUTH STREET AND SOUTHEASTERLY BANK OF AN EXISTING CONCRETE CANAL SAID INTERSECTION BEING LOCATED 620.06 FEET SOUTH 89°15'20" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 33.00 FEET NORTH 00°44'40" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 3 BEING A WEBER COUNTY BRASS CAP MONUMENT: RUNNING THENCE ALONG THE SOUTHEASTERLY BANK OF SAID CONCRETE CANAL THE FOLLOWING TWO (2) COURSES: (1) NORTH 33°59'40" EAST 171.63 FEET (2) NORTH 30°45'59" EAST 169.17 FEET, THENCE SOUTH 89°15'20" EAST 428.26 FEET THENCE SOUTH 00°44'40" WEST 290.00 FEET THENCE NORTH 89°15'20" WEST 607.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF NORTHWEST QUARTER SECTION 3, TOWNSHIP 5 NORTH., RANGE 2 WEST SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 160 RODS EAST, AND 323.4 FEET NORTH OF SOUTHWEST CORNER OF SAID 1/4 SECTION THENCE NORTH 309.6 FEET THENCE WEST 150 FEET, THENCE SOUTH 309.6 FEET, THENCE EAST 150 FEET TO THE POINT OF BEGINNING.