



MAIL TAX NOTICE TO  
Daniel J. Phelps  
3766 N. 3675 W.  
MORGAN, UT 84050

D-50030  
**Warranty Deed**

E# 2655190 PG 1 OF 2  
ERNEST D. ROWLEY, WEBER COUNTY RECORDER  
12-Sep-13 11:55 AM FEE \$14.00 DEP SY  
REC FOR: FOUNDERS TITLE COMPANY - SYRACUSE  
ELECTRONICALLY RECORDED

DAVID A. LESLEY, GRANTOR

of Ogden, County of Weber, State of UTAH, hereby CONVEY and WARRANT to

DANIEL J. PHELPS

GRANTEE of 3766 N. 3675 W. MORGAN UT 84050 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in <sup>Weber</sup> DAVIS County, State of UTAH:

PARCEL 1

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT IN CENTER OF ROAD 390.17 FEET EAST AND 520.08 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 196.50 FEET; THENCE EAST 72.00 FEET; THENCE SOUTHERLY 196.50 FEET TO A POINT 63.0 FEET EAST OF BEGINNING; THENCE WEST 63.0 FEET TO BEGINNING.

06-015-0018 / W  
06-015-0068  
PARCEL 2

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF 4400 SOUTH STREET AND THE EAST LINE OF 700 WEST STREET, SAID POINT LYING SOUTH 89°51' EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER SECTION 370.00 FEET AND SOUTH 1°55' WEST ALONG THE EAST LINE OF 700 WEST STREET, 462.7 FEET, MORE OR LESS, FROM THE CENTER OF SAID SECTION 7, AND ALSO LYING NORTHERLY 49.5 FEET FROM THE CENTER LINE OF 4400 SOUTH STREET; RUNNING THENCE SOUTH 87°10'30" EAST 36.6 FEET, MORE OR LESS ALONG THE NORTH LINE OF SAID 4400 SOUTH STREET; THENCE NORTH 0°30' EAST 147.38 FEET, MORE OR LESS, TO THE NORTHWEST PROPERTY CORNER OF THE WALTER J. GREASER PROPERTY AS RECORDED IN WEBER COUNTY, SERIAL NO.06-015-0018, THENCE NORTH 87°10'30" WEST 32.66 FEET, MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF 700 WEST STREET, THENCE SOUTH 1°55' WEST 147.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT: PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE PROPERTY OF THE LESLEY TRUST (TAX ID#06-015-0055) WHICH IS SOUTH 89°51'00" EAST 370 FEET MORE OR LESS, AND SOUTH 01°55'00" WEST 430.36 FEET MORE OR LESS FROM THE CENTER OF SAID SECTION AND RUNNING, THENCE ALONG SAID WEST PROPERTY LINE SOUTH 01°55'00" WEST 32.34 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SAID PROPERTY OF THE LESLEY TRUST TAX IDENTIFICATION NUMBER 06-015-0055, THENCE ALONG THE SOUTH LINE OF SAID PROPERTY SOUTH 87°10'46" EAST 13.89 FEET, MORE OR LESS, TO A POINT ON THE RIGHT OF WAY OF 4400 SOUTH STREET, THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID RIGHT OF WAY (1) THENCE NORTH 44°13'27" WEST 1.00 FOOT MORE OR LESS, THENCE NORTHWESTERLY 20.99 FEET, MORE OR LESS, ALONG A 48 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH25°38'45" WEST 20.82 FEET, MORE OR LESS (3) THENCE NORTH13°04'48" WEST 13.96 FEET TO THE POINT OF BEGINNING. (E# 2546616) NOTE: THIS TRANSACTION WAS NOT ACCOMPANIED WITH WRITTEN NOTICE OF COMPLIANCE AS REQUIRED BY UTAH CODE10-9a-605. (E# 2546616)

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2013 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 4 of September, A.D., 2013.

Signed in the Presence of:


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*David A. Lesley*  
David A. Lesley

STATE OF UTAH  
COUNTY OF Davis

On the 4 of September, A.D., 2013, Personally appeared before me **David A. Lesley**, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

*Jim C. Morris*  
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NOTARY PUBLIC  
Residing at: Davis County  
My Commission Expires: 10-22-15

 **JIM C. MORRIS**  
Notary Public • State of Utah  
Commission # 648757  
COMM. EXP. 10-22-2015