



W2871197

Founders Title Company of Davis 17-022675

MAIL TAX NOTICE TO:

Riverdale Living, LLC

1560 W. RITTER DR.

RIVERDALE, UT 84405

920 W. Heritage Park Blvd #200
Layton, UT 84041

E# 2871197 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
02-Aug-17 0303 PM FEE \$17.00 DEP JC
REC FOR: FOUNDERS TITLE COMPANY - LAYTON
ELECTRONICALLY RECORDED

WARRANTY DEED

BT

G. LYNN WHEELER AND LENNA WHEELER, AS TO PARCELS 1 & 4; G. LYNN WHEELER AND LENNA V. WHEELER, HUSBAND AND WIFE AS JOINT TENANTS, AS TO PARCELS 2 & 5; GAGE LYNN AND LENNA WHEELER, NOT AS TENANTS IN COMMON, AS TO PARCEL 3, GRANTOR

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

RIVERDALE LIVING, LLC

GRANTEE of 1560 W. RITTER DR., RIVERDALE, UT 84405 for the sum of

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

the following described tract of land in WEBER County, State of UTAH, to-wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2017 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 31st day of July, 2017.

Signed in the Presence of:

G. LYNN WHEELER

a/k/a GAGE LYNN WHEELER

LENNA WHEELER

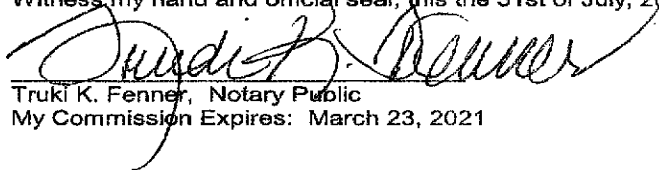
a/k/a LENNA V. WHEELER

STATE OF UTAH

COUNTY OF DAVIS

I, Trudi K. Fenner, a Notary Public for the County of DAVIS and State of Utah, do hereby certify that G. LYNN WHEELER and LENNA WHEELER, as to Parcels 1 & 4; G. LYNN WHEELER and LENNA V. WHEELER, husband and wife as joint tenants, as to Parcels 2 & 5; GAGE LYNN and LENNA WHEELER, not as tenants in common, as to Parcel 3 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of July, 2017.



Trudi K. Fenner, Notary Public
My Commission Expires: March 23, 2021



Exhibit "A"

PARCEL 1

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 194 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 13; RUNNING THENCE WEST 125 FEET; THENCE SOUTHWESTERLY 200 FEET TO THE SECTION LINE OF SAID QUARTER SECTION; THENCE NORTH 1°40'59" WEST 192.69 FEET, THENCE NORTH 80°58'21" EAST 138.0 FEET, MORE OR LESS, THENCE NORTH 3°45'08" EAST 295.33 FEET, THENCE NORTH 7°25'19" EAST 172.77 FEET, NORTH 19°30'59" EAST TO SECTION LINE, THENCE SOUTH ALONG SECTION LINE TO POINT OF BEGINNING.

08-106-0003 *MP*

PARCEL 2

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 182.75 FEET; THENCE NORTHEASTERLY 200 FEET TO A POINT 125 FEET WEST OF THE QUARTER SECTION LINE; THENCE SOUTH 86 FEET; thence SOUTHEASTERLY TO A POINT 96 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE QUARTER SECTION LINE 96 FEET TO THE POINT OF BEGINNING.

08-106-0021 *BT* *MP*

PARCEL 3

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 194 FEET NORTH OF THE SOUTHEAST CORNER THE NORTHWEST QUARTER OF SAID SECTION; RUNNING THENCE WEST 125 FEET; THENCE SOUTH 86 FEET; THENCE SOUTHEASTERLY TO A POINT 96 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 96 FEET TO THE POINT OF BEGINNING.

08-106-0022 *BT* *MP*

PARCEL 4

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE WEST 55 FEET, MORE OR LESS, THENCE SOUTH 9°58'56" WEST 104.45 FEET, THENCE SOUTH 60°51'50" EAST 72.52 FEET, THENCE NORTH 167.23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

08-112-0015 *BT* *MP*

PARCEL 5

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 30 FEET; THENCE SOUTH 286 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COUNTY ROAD; THENCE SOUTH 60°52' EAST A DISTANCE OF 34.34 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION 302.7 FEET TO THE PLACE OF BEGINNING.

08-112-0016 *BT* *MP*