



\*W3056600\*

HW 9385BC  
WHEN RECORDED MAIL TO: *Mail Tax Notice to:*  
Wayne Properties, LLC.  
PO Box 2906  
Idaho Falls, ID 83403

E# 3056600 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
22-May-20 0409 PM FEE \$40.00 DEP TN  
REC FOR: HERITAGE WEST TITLE--BE  
ELECTRONICALLY RECORDED

### WARRANTY DEED

**Debra Jean Stone, Successor Trustee of The Shirl B. and Beverly Jean Hess  
Revocable Living Trust dated July 18, 2005,**

Grantor(s), of Brigham City, County of Box Elder, State of Utah, hereby CONVEY and WARRANT to

**Wayne Properties, LLC.,**

Grantee(s), of IDAHO FALLS, County of BONNEVILLE, State of ID for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in WEBER County, State of UT, to-wit:

Tax ID: 15-088-0019; 15-088-0037; 15-088-0038

See Attached Exhibit "A"

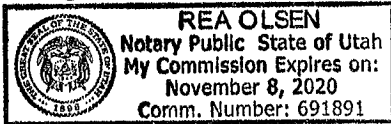
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor(s), this 20th day of May, 2020.

*Debra Jean Stone*  
\_\_\_\_\_  
Debra Jean Stone, Successor Trustee

STATE OF UT )  
 )  
 ) :ss.  
County of Box Elder )

On the 20th day of May, 2020, personally appeared before me Debra Jean Stone, known to me to be the person whose name is subscribed to the within instrument in her capacity as Successor Trustee and she acknowledged to me that she executed the same as Successor Trustee of said named trust.



*Rea Olsen*  
\_\_\_\_\_  
Notary Public

## Exhibit "A"

## PARCEL 1 (15-088-0019):

A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WEST ALONG THE SECTION LINE AND CENTERLINE OF 2550 SOUTH STREET 183.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION 33; AND RUNNING THENCE SOUTH 340.00 FEET; THENCE WEST 300.00 FEET; THENCE NORTH 340.00 TO SECTION LINE; THENCE EAST 300.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE NORTH 33.00 FEET THEREOF LYING IN THE ROAD.

## PARCEL 2 (15-088-0037):

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH ALONG THE SECTION LINE 340 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH ALONG SAID LINE 150 FEET; THENCE WEST 580.80 FEET; THENCE NORTH 150.00 FEET; THENCE EAST 580.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE EAST 33 FEET THEREOF LYING IN THE ROAD.

ALSO EXCEPTING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCELS OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID 3500 WEST STREET AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET, WHICH POINT IS 33.00 FEET SOUTH ALONG THE SECTION LINE AND 33.00 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH 457.00 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT THENCE WEST 7.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 84+72.88 THENCE NORTH 433.45 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUS OF 16.50 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 25.93 FEET, CHORD BEARS NORTH 45°01'28" WEST 23.34 FEET THENCE SOUTH 89°57'25" WEST 5.00 FEET, THENCE NORTH 00°02'56" WEST 7.05 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY LINE THENCE EAST 28.52 FEET ALONG

SAID EXISTING SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 3410 SQUARE FEET IN AREA OR 0.078 ACRE. (NOTE: ROTATE ABOVE BEARINGS 0°55'08" CLOCKWISE TO EQUAL PROJECT BEARINGS).

PARCEL 3 (15-088-0038):

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE WEST 183 FEET, THENCE SOUTH 340 FEET, THENCE EAST 183 FEET, THENCE NORTH 340 FEET TO POINT OF BEGINNING. MORE OR LESS. EXCEPTING THEREFROM PORTIONS WITHIN THE BOUNDARIES OF THE COUNTY ROAD ON THE EAST AND NORTH. ALSO EXCEPTING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCELS OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID 3500 WEST STREET AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET, WHICH POINT IS 33.00 FEET SOUTH ALONG THE SECTION LINE AND 33.00 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH 457.00 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT THENCE WEST 7.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 84+72.88 THENCE NORTH 433.45 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUS OF 16.50 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 25.93 FEET, CHORD BEARS NORTH 45°01'28" WEST 23.34 FEET THENCE SOUTH 89°57'25" WEST 5.00 FEET, THENCE NORTH 00°02'56" WEST 7.05 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY LINE THENCE EAST 28.52 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 3410 SQUARE FEET IN AREA OR 0.078 ACRE. (NOTE: ROTATE ABOVE BEARINGS 0°55'08" CLOCKWISE TO EQUAL PROJECT BEARINGS).



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PO Boxx 2906  
Idaho Falls, ID 83403

E# 3056598 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
22-May-20 0409 PM FEE \$40.00 DEP PC  
REC FOR: HERITAGE WEST TITLE--BE  
ELECTRONICALLY RECORDED

### WARRANTY DEED

**Karry R. Snyder and Cheryl Snyder,**

Grantor(s), of Ogden, County of Weber, State of Utah, hereby  
CONVEY and WARRANT to

**Wayne Properties, LLC.**

Grantee(s), of IDAHO FALLS, County of BONNEVILLE, State of ID for the sum of TEN DOLLARS  
and other good and valuable consideration, the following described tract of land in WEBER County,  
State of UT, to-wit:

Pt Tax ID 15-088-0002

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and  
subject to 2020 taxes and thereafter.

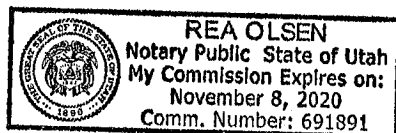
WITNESS the hand of said grantor(s), this <sup>21</sup>~~20~~th day of May, 2020.

*Karry R. Snyder*  
Karry R. Snyder

*Cheryl Snyder*  
Cheryl Snyder

STATE OF UT )  
 ) :ss.  
County of Box Elder )

On the 21 day of May, 2020, personally appeared before me Karry R. Snyder and Cheryl Snyder, the  
signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



*Rea Olsen*  
Notary Public

Exhibit "A"

Part of 15-088-0002

As part of Northeast Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point South along the Section line 490 feet from the Northeast corner of said Section 33, said point being the Southeast corner of Parcel 15-088-0037; and running thence South 5 feet to the Northeast corner of Parcel 15-088-0036; thence along the Northerly line of said Parcel 15-088-0035, thence West 580.85 feet; thence North 5 feet to the Southwest corner of Parcel 15-088-0037; thence east 580.80 feet the the point of beginning.

Less and excepting therefrom that portion within 3500 West Street.