

ORDER NO. 172325/T



W3172738

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
SHERI L. PAGE
1638 North Mountain Rd
NORTH OGDEN, UT. 84404

E# 3172738 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
02-Aug-21 03:14 PM FEE \$40.00 DEP DA
REC FOR: AMERICAN SECURE TITLE TREMONTON
ELECTRONICALLY RECORDED

WARRANTY DEED

CARLTON R. RICHEY

Grantor,

of LAYTON, County of DAVIS, State of UTAH
hereby CONVEY and WARRANT to

SHERI L. PAGE and MICHAEL J. LOVE, AS JOINT TENANTS

Grantee,

of NORTH OGDEN, County of WEBER, State of UT, for the sum of TEN DOLLARS and other good and
valuable consideration, the following tract of land in WEBER county, State of, to-wit

See attached Exhibit "A"

23-013-0263 (PART OF)

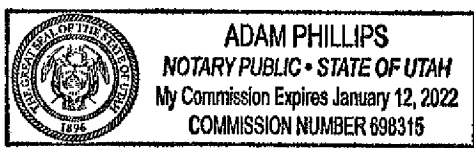
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject
to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 30th day of July, 2021.

CARLTON R. RICHEY

STATE OF UTAH)
 Davis)
COUNTY OF ~~BOX~~ ELDER)

On the 30th day of July, 2021, personally appeared before me CARLTON R. RICHEY, the signer(s) of
the within instrument, who duly acknowledged to me that they executed the same.



Notary Public
Residing at: *Morgan, UT*
My commission expires: *1/12/22*

File No. 172325

EXHIBIT "A"
LEGAL DESCRIPTION

All of Section 19, Township 7 North, Range 3 East, Salt Lake Base and Meridian.

LESS AND EXCEPTING therefrom, the property conveyed to Weber County by that certain Warranty Deed, recorded January 29, 1981, as Entry No. 829156, in Book 1375, at Page 1130, also known as Sunridge Road.

ALSO LESS AND EXCEPTING therefrom, the property conveyed by that certain Warranty Deed, recorded January 30, 2013, as Entry No. 2618165, being more particularly described as follows:

Beginning at Northeast corner of Section 24, Township 7 North, Range 2 East, Salt Lake Base and Meridian, and running thence South $00^{\circ}30'34''$ West, 158.18 feet to the Northwest corner of Section 19, Township 7 North, Range 3 East, thence along the North line of Section 19, South $89^{\circ}04'33''$ East, 384.20 feet to the Westerly right of way line of a county road as described in Book 1385, at Page 1130-1133, said deed being rotated $0^{\circ}12'20''$ clockwise to match the calls to the Southeast corner of Section 13, Township 7 North, Range 2 East and the call from the West Quarter corner of Section 19, Township 7 North, Range 3 East; thence along said right of way the following 21 courses: (1) South $57^{\circ}16'50''$ East, 510.87 feet; (2) with a curve to the left with an arc length of 107.10 feet, with a radius of 469.45 feet, whose chord bears South $63^{\circ}48'58''$ East, 106.87 feet; (3) South $70^{\circ}21'05''$ East, 633.72 feet; (4) with a curve to the right with an arc length of 155.71 feet, with a radius of 170.34 feet, whose chord bears South $44^{\circ}09'48''$ East, 150.35 feet; (5) South $17^{\circ}58'35''$ East, 325.69 feet; (6) with a curve to the left with an arc length of 103.70 feet, with a radius of 898.81 feet, whose chord bears South $21^{\circ}16'53''$ East 103.64 feet; (7) South $24^{\circ}35'12''$ East 290.58 feet; (8) with a curve to the right with an arc length of 98.18 feet, with a radius of 1797.57 feet, whose chord bears South $23^{\circ}01'19''$ East, 98.17 feet; (9) South $21^{\circ}27'27''$ East, 847.26 feet; (10) with a non-tangent curve to the left with an arc length of 214.53 feet, with a radius of 321.80 feet, whose chord bears South $40^{\circ}33'45''$ East, 210.58 feet; (11) South $59^{\circ}40'05''$ East, 239.34 feet; (12) with a curve to the right with an arc length of 83.11 feet, with a radius of 181.30 feet, whose chord bears South $46^{\circ}32'05''$ East, 82.39 feet; (13) South $33^{\circ}24'05''$ East, 266.53 feet; (14) with a curve to the right with an arc length of 91.70 feet, with a radius of 386.70 feet, whose chord bears South $26^{\circ}36'27''$ East, 91.49 feet; (15) South $19^{\circ}48'50''$ East, 290.70 feet; (16) with a curve to the left with an arc length of 105.25 feet, with a radius of 633.81 feet, whose chord bears South $24^{\circ}34'16''$ East 105.13 feet; (17) South $29^{\circ}19'42''$ East, 779.70 feet; (18) with a curve to the right with an arc length of 175.89 feet, with a radius of 310.08 feet, whose chord bears South $13^{\circ}04'41''$ East, 173.54 feet; (19) South $03^{\circ}10'18''$ West, 180.56 feet; (20) with a curve to the left with an arc length of 211.19 feet, with a radius of 485.71 feet, whose chord bears South $09^{\circ}17'04''$ East, 209.53 feet; (21) South $21^{\circ}44'27''$ East, 927.18 feet to the South line of Section 19; thence North $89^{\circ}55'35''$ West 365.43 feet to the Northwest corner of the Monty Nielsen Property, thence along the Nielsen, Niederhauser and Gustaveson properties, South $00^{\circ}00'30''$ East, 2882.05 feet; to the boundary of Evergreen Subdivision; thence along said boundary the following 2 courses: (1) South $19^{\circ}10'02''$ West, 1065.56 feet; (2) South $00^{\circ}00'30''$ East, 1391.07 feet to the North line of

Section 31; thence North 89°43'13" West 3098.24 feet to the Southwest corner of Section 30, Township 7 North, Range 3 East; thence North 00°15'46" West, 59.61 feet to the Southeast corner of Section 25, Township 7 North, Range 2 East; thence North 88°51'54" West, 2585.78 feet to the South Quarter corner of Section 25, thence South 00°22'40" West, 5349.62 feet to the South Quarter Section 36; thence South 89°21'09" East 2628.67 feet to the Southeast corner of Section 36; thence North 89°44'27" East, 102.35 feet to the Northeast corner of Section 1, Township 6 North, Range 2 East; thence along the boundaries of Sections 1 and 2 of Township 6 North, Range 2 East the following 5 courses: (1) South 00°03'23" West, 4896.37 feet; (2) South 02°32'41" West, 80.32 feet; (3) South 89°37'07" West 5252.18 feet; (4) South 89°45'18" West, 5395.31 feet; (5) North 01°17'19" East 5154.30 feet to the Northwest corner of Section 2; thence North 88°45'29" West, 95.07 feet to the Southwest corner of Section 35, Township 7 North, Range 2 East; thence North 00°32'17" West, 2653.06 feet to the West Quarter corner of Section 35; thence North 01°14'24" East, 2675.80 feet to the Northwest corner of Section 35; thence South 89°40'10" East, 2654.85 feet to the North Quarter of Section 35; thence South 89°56'45" East 2655.96 feet to the corner common to Sections 25, 26, 35 and 36; thence North 00°11'23" East, 2705.50 feet to the West Quarter Section 25; thence North 00°09'19" East, 2713.30 feet to the Northwest corner Section 25; thence South 87°42'34" East, 1299.24 feet; thence North 01°26'01" West, 1292.26 feet; thence South 88°24'55" East, 1301.03 feet; thence North 01°20'24" West, 3885.82 feet to the North line of Section 24; thence North 88°45'27" East. 2763.68 feet to the point of beginning.

ALSO LESS AND EXCEPTING: Beginning at the Southeast corner of Section 19, Township 7 North, Range 3 West of the Salt Lake Base and Meridian and running West along the South line of said section 400 feet more or less to the intersection of the South line of Section 19 and the West line of a road known as Oak Canyon Road; thence Northwesterly 6525 feet more or less to a point on the North line of said Section 19 that lies 4310 feet West of the Northeast corner of said section; thence East 4310 feet to the Northeast corner of said section; thence South along the East line of section to beginning.

RESERVING unto the Grantor a right of way over and across an existing private road beginning at a point approximately 1625 feet East and 500 feet South from teh Northwest corner of said Section 19 and running in a Northerly direction to the North line of said section.

ALSO RESERVING unto Grantor a temporary right of way 125 feet in width , the center line of which begins approximately 2800 feet South and more or less 2860 feet East from the Northwest corner of said Section 19 and running Northeasterly up and through a draw 750 feet more or less to the Eastern line of the herein described tract. This easement shall as a placeholder until such time as a true and accurate description for the final easement can be agreed upon. This temporary easement will expire at the recordation of the final true and accurate description.