



\*W3010310\*

Tax Notice to Grantee

4215 NORTH ALDER CREEK DRIVE  
NORTH OGDEN, UTAH 84414

E# 3010310 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
16-Oct-19 0210 PM FEE \$40.00 DEP ZG  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

## WARRANTY DEED

168874

**THIS DEED**, is made, by and between, **Annette B. Parker--Successor Trustee of The Emmett D. Parker Family Trust**, dated July 16, 1998, ("Grantor"), in favor of:

**Brent K. Bailey**  
("Grantee").

**WITNESSETH**, that for and in consideration of Ten Dollars and other valuable consideration, including but not limited to those funds paid by the Qualified Intermediary of the Grantee for the acquisition of the subject property as a Replacement Property in accordance with the terms and conditions of a 1031 tax deferred exchange, the receipt and sufficiency of which are acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming by through or under to real property located in **Weber County, State of Utah**, more particularly described as follows ("Premises"):

**See Legal Description of Subject Property on attached Exhibit "A"**  
**Tax Parcel Number 17-060-0003; 17-050-0019; 17-072-0064**

**TO HAVE AND TO HOLD**, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Water rights appurtenant to the subject property, if any, are conveyed without warrants. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way and easement of record or by prescription.

Annette B. Parker 10-14-19  
Annette B. Parker--Successor Trustee of The Emmett D. Parker Family Trust dated July 16, 1998      Date  
"Exchanger/Buyer"

State of Utah  
County of Weber

On this the 14th day of October 2019, Annette B. Parker--Successor Trustee of The Emmett D. Parker Family Trust dated July 16, 1998, acknowledged to me, a Notary Public in the State of Utah, that she executed this deed, in the capacity stated and in accordance with the terms and the conditions of the operating agreement of the stated limited liability company.

[Signature]  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 6.27 CHAINS; THENCE NORTH 88°11' WEST 9.58 CHAINS; THENCE SOUTH 6.27 CHAINS; THENCE EAST 9.57 CHAINS TO BEGINNING. SUBJECT TO BOUNDARY LINE AGREEMENT. E# 2793783

PARCEL 2:

PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; RUNNING THENCE NORTH ALONG THE SECTION LINE 6.00 CHAINS; THENCE EAST 2.60 CHAINS; THENCE SOUTH 6 CHAINS; THENCE WEST 171.60 FEET TO BEGINNING.

PARCEL 3:

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32, AND RUNNING THENCE SOUTH 88°50'32" EAST 196.43 FEET ALONG THE NORTH LINE OF SAID SECTION, TO THE WEST LINE OF THE WHITE BARN COUNTRY CLUB PRUD SUBDIVISION OPEN SPACE AS RECORDED IN BOOK 39 AT PAGE 21, IN THE WEBER COUNTY RECORDERS OFFICE, THENCE SOUTH 01°06'38" WEST 359.30 FEET ALONG SAID WEST LINE TO THE NORTH RIGHT OF WAY LINE OF 2700 NORTH STREET AS SHOWN ON U D O T PROJECT NO. SP-0134 (2) 11, SAID POINT ALSO BEING A POINT OF NON TANGENCY WITH A 8033.82 FOOT RADIUS CURVE TO THE RIGHT THENCE 182.67 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°18'10" (CHORD BEARS NORTH 85°52'08" WEST 182.67 FEET) TO A POINT ON THE OLD WEST LINE OF SAID SECTION 32 AS SHOWN PRIOR TO MAY 1996, THENCE NORTH 01°11'01" WEST 350.12 FEET ALONG SAID OLD SECTION LINE TO THE POINT OF BEGINNING.