



W3023144

Tax notice to be mailed to:
4215 North Alder Creek Drive
North Ogden, Utah 84414

E# 3023144 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
17-Dec-19 10:57 AM FEE \$40.00 DEP TH
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

164147

Bailey V Properties, LLC, a Utah Limited Liability Company, hereinafter referred to as Grantor does hereby convey and warrant as to:

Brent K. Bailey,
as "Grantee"

for the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the Grantors right, title and interest in and to the following described real property, located in the County of **Weber County, State of Utah**, more particularly described as follows:

See Legal Description of Subject Property on attached Exhibit "A"

Tax Parcel Number : Part of 17-063-0018

Subject to easements, restrictions and rights of way of record by deed or by prescription. Together with any and all water rights appurtenant to the subject property.

The officer or authorized representative executing this deed certifies that this deed and the conveyance represented herein was in accordance with a resolution passed by its governing body authorizing the same.

Bailey V Properties, LLC, a Utah Limited Liability Company,

by: [Signature] 12/16/19
Brent K. Bailey--Manager Date

State of Utah
County of Weber

On the 16 day of December 2019, personally appeared before me, **Brent K. Bailey as Manager of Bailey V Properties, LLC, a Utah Limited Liability Company**, who duly acknowledged to me that this deed was executed as the free and voluntary act of the same, in the capacity stated and in accordance with authorities granted the same under the terms and conditions of the operating agreement of the limited liability company.

[Signature]
Notary Public

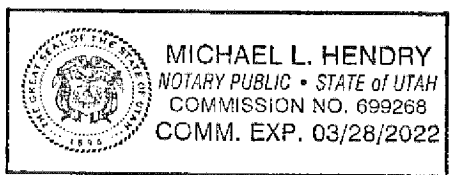


EXHIBIT A
Legal Description

The Land referred to herein is situated in the County of Weber, State of Utah, and is described as follows:

A part of the Northeast corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian;

Beginning at the Northeast corner of said Section 31; thence South 00°50'24" East 349.91 feet along the section line to the North right of way line of 2700 North Street (UDOT Project No. SP-0134 (2) 11), being a point of curvature of a non-tangent curve, of which the radius point lies North 04°47'51" East; thence Westerly along the arc of an 8,033.82 foot radius curve to the right a distance of 645.12 feet (central angle equals 04°36'03" and long chord bears North 82°54'07" West 644.95 feet) along said North right of way line; thence North 80°33'41" West 23.28 feet to a line described in that certain Boundary Line Agreement recorded as Entry No. 2793784, in the Weber County Recorder's office; thence North 01°21'06" East 272.38 feet along said boundary line to the section line; thence South 89°28'38" East 651.45 feet along the section line to the point of beginning.



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.