



\*W2977919\*

TAX NOTICE TO:

1645 Binford Street  
Ogden, UT 84401  
167464

E# 2977919 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
03-May-19 1030 AM FEE \$12.00 DEP TN  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

E. Curtis Gardiner, Trustee of the E. Curtis Gardiner Family Trust, dated December 31, 1993, who presently holds title to the real property described herein as E. Curtis Gardiner as Trustee, hereinafter referred to as Grantor, does hereby grant, convey and warrant, as the Grantor to:

Cecil Bullard,

hereinafter referred to as Grantee, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the fee simple estate and interest of the Grantor, in and to the following described real property located in **Weber County, State of Utah**, more particularly described as follows:

See Legal Description of Subject Property on attached Exhibit "A"  
Weber County, State of Utah, Tax Parcel Number 05-139-0015

Under oath, the undersigned executed this deed under the powers and authorities, conveyed to the same as Trustee of the stated Trust. Conveyance is made subject to any easements, restrictions, right of ways by deed or by prescription and taxes for year 2019. Conveyance is made together with any and all water rights appurtenant to the subject property, including but not limited to decreed, leased or contracted water.

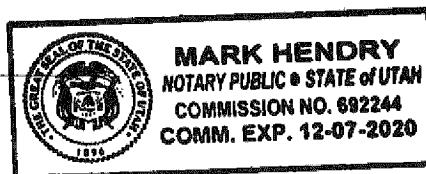
E. Curtis Gardiner  
E. Curtis Gardiner, Trustee of the E. Curtis Gardiner Family Trust, dated December 31, 1993

5-2-19  
Date

State of Utah  
County of Weber

On this the 2 day of May 2019, E. Curtis Gardiner, Trustee of the E. Curtis Gardiner Family Trust, dated December 31, 1993, Revocable Trust, dated September 24, 1976, acknowledged to me, a Notary Public, in the State of Utah, that this document was signed by the same, in the capacity stated, and in accordance with the powers and authorities granted to the same, under the terms of the stated Trust Agreement.

[Signature]  
Notary Public



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

File No.: 167464

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE WEST LINE OF WALL AVENUE (100 FEET WIDE) NORTH 89°46'20" WEST 524.92 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 0°58' WEST 1159.29 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5; RUNNING THENCE SOUTH 0°58' WEST ALONG THE WEST LINE OF SAID WALL AVENUE 180.00 FEET TO IT'S INTERSECTION WITH THE NORTH LINE OF BURCH ADDITION TO SOUTH OGDEN, WEBER COUNTY, UTAH; THENCE NORTH 84°07' WEST ALONG OLD FENCE LINE 100.5 FEET; THENCE NORTH 0°58' EAST 181.50 FEET; THENCE NORTH 83°18' WEST 191.37 FEET; THENCE NORTH 12°00' EAST 180.00 FEET; THENCE SOUTH 83°16' EAST 257.29 FEET TO THE POINT OF BEGINNING