

16307

WHEN RECORDED MAIL TO:
Gene Bauer
3037 WEST 1900 NORTH
PLAIN CITY, UT 84404



WARRANTY DEED

Rigoberto Sierra Jr.

Grantor,

of PLAIN CITY, County of WEBER, State of Utah hereby CONVEY and WARRANT

Gene Bauer and Marilyn Bauer,

Grantee,

of PLAIN CITY, 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, State of UT, to-wit

Part of the Northeast Quarter of Section 3, Township 6 North, Range 2 West and the Southeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 369.05 feet South 89°36'26" East along the Section line and 35.06 feet North from the Northwest Corner of the Northeast Quarter of said Section 3 (said point being on the South Right-Of-Way line of 1900 North Street), running thence along the Arc of a 752.07 foot Radius Curve to the Left a distance of 135.81 feet (Long Cord Bears South 67°54'57" East 135.63 feet), thence South 1°15'27" West 505.63 feet, thence North 88°44'33" West 167.57 feet, thence North 1°15'27" East 377.12 feet, thence Northeasterly along the Arc of a 403.15 foot Radius Curve to the Right a distance of 182.94 feet (Long Cord Bears North 14°15'27" East 181.38 feet) to the point of beginning.

Tax ID No. 15-006-0049, 15-006-0050

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2004 taxes and thereafter.

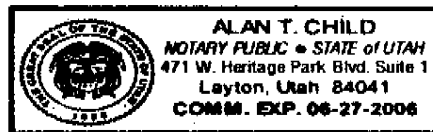
WITNESS the hand of said grantor, October 13, 2004.

Rigoberto Sierra Jr.

STATE OF UTAH
COUNTY OF Weber

On October 13, 2004, personally appeared before me Rigoberto Sierra Jr. the signers of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public





W3261651

Mail Recorded Deed & Tax Notice To:
JCOR Properties LLC, a Utah limited liability company
721 N. Main Street
Layton 84041

E# 3261651 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
31-Oct-22 0315 PM FEE \$40.00 DEP DAC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 163737-LMP

WARRANTY DEED

Marilyn D. Bauer

GRANTOR(S) of Plain City, State of Utah, hereby Conveys and Warrants to

JCOR Properties LLC, a Utah limited liability company

GRANTEE(S) of Layton, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

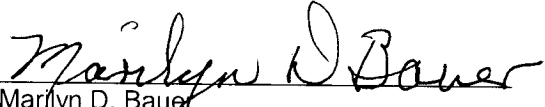
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 15-006-0049 and 15-006-0050 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

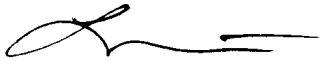
Dated this 27 day of October, 2022.


Marilyn D. Bauer

STATE OF UTAH

COUNTY OF Weber

On this 27 day of October, 2022, before me, personally appeared Marilyn D. Bauer, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST AND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 369.05 FEET SOUTH 89°36'26" EAST ALONG THE SECTION LINE AND 35.06 FEET NORTH FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3 (SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET), RUNNING THENCE ALONG THE ARC OF A 752.07 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 135.81 FEET (LONG CORD BEARS SOUTH 67°54'57" EAST 135.63 FEET), THENCE SOUTH 1°15'27" WEST 505.63 FEET, THENCE NORTH 88°44'33" WEST 167.57 FEET, THENCE NORTH 1°15'27" EAST 377.12 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A 403.15 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 182.94 FEET (LONG CORD BEARS NORTH 14°15'27" EAST 181.38 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED LAND SOUTH OF THE PLAIN CITY LIMITS LINE.

PARCEL 2:

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST AND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 369.05 FEET SOUTH 89°36'26" EAST ALONG THE SECTION LINE AND 35.06 FEET NORTH FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3 (SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET), RUNNING THENCE ALONG THE ARC OF A 752.07 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 135.81 FEET (LONG CORD BEARS SOUTH 67°54'57" EAST 135.63 FEET), THENCE SOUTH 1°15'27" WEST 505.63 FEET, THENCE NORTH 88°44'33" WEST 167.57 FEET, THENCE NORTH 1°15'27" EAST 377.12 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A 403.15 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 182.94 FEET (LONG CORD BEARS NORTH 14°15'27" EAST 181.38 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED LAND NORTH OF THE PLAIN CITY LIMITS LINE.