




W2785869

Mail Tax notice to:
Grantee
7992 East 100 South
Huntsville, UT 84317
MNT File No.: 47050
Tax ID No.: 21-007-0009 

E# 2785869 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
31-Mar-16 10:23 AM FEE \$14.00 DEP JC
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

WARRANTY DEED

Roger M. Card and Cathy C. Brimley, Successor Co-Trustees of the Richard Y. Card and Louise M. Card Revocable Trust U/A dated October 28, 2003

GRANTOR of Cave Creek, State of Arizona, hereby CONVEYS and WARRANTS TO:

Douglas J. Cardon and Janine G. Cardon, Trustees of the Douglas J. Cardon and Janine G. Cardon Trust, dated April 25, 2002

GRANTEE of 7992 East 100 South, Huntsville, UT 84317 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of Utah:

Parcel 1:

A part of the Southeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey, bounded as follows: Beginning at a point on the South line of said section, 1.62 chains South 88°51' West of the Southeast corner of said quarter section; running thence North 1°23' West 9.89 chains; thence North 86°53' West 10.69 chains, to the center of the street; thence South 1°40' East 10.67 chains, in the center of said street to the South line of the quarter section; thence North 88°51' East 10.52 chains, on the South line of the section to the place of beginning.

Parcel 2: *24-020-0002* 

All of Lot 2, Block 3, Plat B, Huntsville Survey, Weber County, Utah.

LESS AND EXCEPTING that portion conveyed to the Utah Department of Transportation (E# 1877158), described as follows:

A parcel of land in fee for a wetland mitigation site, incident to the spot improvements of an existing highway, State Route 39, known as Project No. 0039, being part of an entire tract of property, situated in Lot 2, Block 3, Plat B, Huntsville Survey, a subdivision in the East Half of Section 18, Township 6 North, Range 2 East, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows: Beginning at a point 262.24 feet North 02°03'11" West along the Westerly boundary line of said Lot 2 and the Easterly right-of-way line of 7800 East Street from the Southwest corner of said Lot 2, which is also the intersection of said Easterly right-of-way line and the Northerly right-of-way line of SR-39 (100 South Street), said point of beginning being 57.18 feet perpendicularly distant Easterly from the center line of said project at Engineer Station 18+15.00, and running thence North 02°03'11" West 215.00 feet along said Easterly right-of-way line to a point 55.41 feet perpendicularly distant Easterly from said center line at Engineer Station 20+29.99; thence East 233.15 feet; thence South 02°03'11" East 206.65 feet along a line parallel to said Easterly right-of-way line; thence South 87°56'49" West 233.00 feet, more or less, to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

SUBJECT TO THE GREENBELT ROLL-BACK TAXES PURSUANT TO THE AGRICULTURAL LAND 1969 FARMLAND ASSESSMENT ACT.

WITNESS, the hand(s) of said grantor(s), March 23 2016.

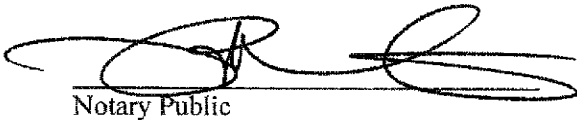
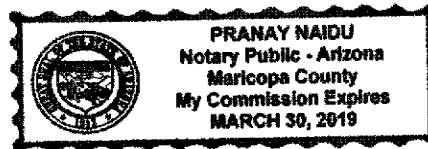


Roger M. Card, Successor Co-Trustee of the Richard Y. Card and Louise M. Card Revocable Trust U/A dated October 28, 2003

Cathy C. Brimley, Successor Co-Trustee of the Richard Y. Card and Louise M. Card Revocable Trust U/A dated October 28, 2003

State of Arizona, County of MARICOPA)ss:

On MARCH 23, 2016, personally appeared before me Roger M. Card, who upon being duly sworn (or affirmed) upon oath that he did sign the foregoing instrument with authority as granted in the capacity as Successor Co-Trustee of the Richard Y. Card and Louise M. Card Revocable Trust U/A dated October 28, 2003, and that the said Roger M. Card, duly acknowledged to me that he executed the same.


Notary Public

State of Utah, County of)ss:

On _____, personally appeared before me Cathy C. Brimley, who upon being duly sworn (or affirmed) upon oath that she did sign the foregoing instrument with authority as granted in the capacity as Successor Co-Trustee of the Richard Y. Card and Louise M. Card Revocable Trust U/A dated October 28, 2003, and that the said Cathy C. Brimley acknowledged to me that she executed the same.

Notary Public

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

SUBJECT TO THE GREENBELT ROLL-BACK TAXES PURSUANT TO THE AGRICULTURAL LAND 1969 FARMLAND ASSESSMENT ACT.

WITNESS, the hand(s) of said grantor(s), March 30th 2016.

Roger M. Card, Successor Co-Trustee of the Richard Y. Card and Louise M. Card Revocable Trust U/A dated October 28, 2003

Cathy C. Brimley
Cathy C. Brimley, Successor Co-Trustee of the Richard Y. Card and Louise M. Card Revocable Trust U/A dated October 28, 2003

State of Arizona, County of _____)ss:

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Notary Public

State of Utah, County of Salt Lake)ss:

On March 30, 2016, personally appeared before me Cathy C. Brimley, who upon being duly sworn (or affirmed) upon oath that she did sign the foregoing instrument with authority as granted in the capacity as Successor Co-Trustee of the Richard Y. Card and Louise M. Card Revocable Trust U/A dated October 28, 2003, and that the said Cathy C. Brimley acknowledged to me that she executed the same.

[Signature]

Notary Public

