



W2960651

Vanguard Title Insurance Agency, LLC
WHEN RECORDED RETURN TO:
American Loans, Inc.
7058, 7062, 7092, 7088, 7082 and 7084 South 300 East (Parcel 1)
Midvale, UT 84047
File No.: 28233E-TJR

E# 2960651 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
10-Jan-19 0318 PM FEE \$16.00 DEP JC
REC FOR: VANGUARD TITLE INSURANCE AGENCY, I
ELECTRONICALLY RECORDED

WARRANTY DEED

GRANTOR(S): **Justin T. Reynolds**
hereby CONVEY(S) and WARRANT(S) to:
GRANTEE(S): **American Loans, Inc.**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County**, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 10th day of January, 2019^{RR}, 2018.

Justin T. Reynolds
Justin T. Reynolds

State of Utah }
 }ss.
County of Salt Lake }

On this 10th day of January, 2019, personally appeared before me Justin T. Reynolds, the signer(s) of the above instrument, who duly acknowledged to me that he executed the same.

Witness my hand and official seal.

[Signature]
Notary Public



EXHIBIT A**Legal Description**

Order No.: 28233E-TJR

PARCEL 3:

LAND LOCATED IN WEBER COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 2315 FEET NORTH AND 3059 FEET EAST AND NORTH 56° EAST 104 FEET OF THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 56° EAST 55 FEET; THENCE NORTH 34° WEST 104 FEET; THENCE SOUTH 56° WEST 55 FEET; THENCE SOUTH 34° EAST 104 FEET TO THE POINT OF BEGINNING.

PARCEL 3A:

A RIGHT OF WAY AS APPURTENANT TO PARCEL 3 AS DISCLOSED CERTAIN WARRANTY DEED RECORDED NOVEMBER 06, 2018 AS ENTRY NO. 2950831 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 2315 FEET NORTH AND 3059 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 34° WEST 104 FEET; THENCE NORTH 56° EAST 104 FEET; THENCE SOUTH 34° EAST 104 FEET; THENCE SOUTH 56° WEST 104 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:

LAND LOCATED IN WEBER COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT NORTH 0°31'10" EAST 1864.85 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 89°30' EAST 10 FEET; THENCE NORTH 0°31'10" EAST 15 FEET; THENCE SOUTH 89°30' EAST 248.25 FEET; THENCE NORTH 18°20'05" EAST 4.24 FEET; THENCE SOUTH 89°30' EAST 100 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE; THENCE SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 1023.28 FOOT RADIUS CURVE 20 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF COLONIAL HILL SUBDIVISION NO. 1; THENCE NORTH 78°35' EAST 100 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE; THENCE SOUTHERLY ALONG THE ARC OF A 1123.28 FOOT RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 635.85 FEET, THE CHORD WHICH BEARS SOUTH 4°08' WEST 627.40 FEET; THENCE SOUTH 21°01' WEST 10.62 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 710 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 368.24 FEET; THENCE SOUTH 8°42' EAST 278.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 350 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 294.03 FEET; THENCE SOUTH 56°50' EAST 240 FEET, MORE OR LESS, TO NORTHERLY LINE OF THE OGDEN CITY PROPERTY; THENCE NORTH 67°41' EAST 260 FEET, MORE OR LESS TO WESTERLY RIGHT-OF-WAY LINE OF OGDEN BRIGHAM CANAL; THENCE NORTHWESTERLY ALONG SAID LINE TO A POINT SOUTH 0°31'10" WEST 334 FEET; THENCE SOUTH 89°30' EAST 222 FEET AND NORTH 59°09' EAST 321 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 59°09' WEST 321 FEET; THENCE NORTH 89°30' WEST 222 FEET; THENCE SOUTH 0°31'10" WEST 446.03 FEET, MORE OR LESS, TO BEGINNING. LESS AND EXCEPTING RESERVOIR. TOGETHER WITH THAT PORTION OF VACATED SKYLINE DRIVE ABUTTING ON THE WEST AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, PARTICULAR PARCEL OF LAND DESCRIBED IN THE FOLLOWING THREE (3) QUIT CLAIM DEEDS RECORDED JULY 07, 1997 (1) ENTRY 1480939, IN BOOK 1870 AT PAGE 958, (2) ENTRY 11480940 IN BOOK 1870, AT PAGE 961, (3) ENTRY 1480941, IN BOOK 1871 AT PAGE 963, BASIS OF BEARING FOR SUBJECT PARCEL BEING

SOUTH 00°45'00" WEST 2644.13 FEET (MEASURED) COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE OGDEN CITY BRASS CAP MONUMENT MONUMENTALIZING THE WEST QUARTER OF CORNER OF SAID SECTION 15; THENCE SOUTH 00°45'00" WEST 767.29 FEET COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°15'00" EAST 2992.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 78°34'56" EAST 100.00 FEET ALONG A RADIAL LINE TO A POINT ON THE ARC OF AN 1123.28 FOOT RADIUS CURVE; THENCE SOUTHERLY 483.47 FEET ALONG THE ARC OF SAID 1123.28 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 78°34'56" WEST) THROUGH A CENTRAL ANGLE OF 24°39'38" TO A NUMBER 5 REBAR AND CAP STAMPED PLS 356548; THENCE SOUTH 89°27'44" WEST 103.27 FEET TO A NUMBER 5 REBAR AND CAP STAMPED PLS 356548 AND A POINT ON THE ARC OF A 1023.28 FOOT RADIUS CURVE; THENCE NORTHERLY 465.03 FEET ALONG THE ARC OF SAID 1023.28 FOOT RADIUS CURVE TO THE LEFT AND COINCIDENT WITH THE EASTERLY BOUNDARY OF COLONIAL HILL SUBDIVISION NO. 1, RECORDED AS ENTRY 318080 IN BOOK 12 OF PLATS AT PAGE 24 OF THE WEBER COUNTY RECORDS (CENTER BEARS NORTH 75°22'47" WEST) THROUGH A CENTRAL ANGLE OF 26°02'17" TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE LAND AS DISCLOSED CERTAIN WARRANTY DEED RECORDED NOVEMBER 06, 2018 AS ENTRY NO. 2950831 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND LOCATED IN WEBER COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 2315 FEET NORTH AND 3059 FEET EAST AND NORTH 56° EAST 104 FEET OF THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 56° EAST 55 FEET; THENCE NORTH 34° WEST 104 FEET; THENCE SOUTH 56° WEST 55 FEET; THENCE SOUTH 34° EAST 104 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: 11-105-0003 (Parcel 3) and 11-105-0015 (Parcel 4)