



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

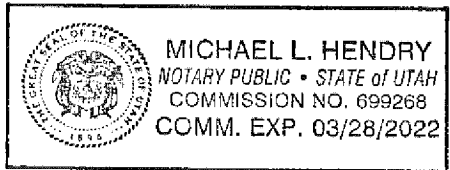


EXHIBIT A
Legal Description

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.