



W3149480

E# 3149480 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
30-Apr-21 0430 PM FEE \$40.00 DEP PC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

Tax Notice to Grantee

1455 South 1000 West
Clearfield, Utah 84015

WARRANTY DEED
179249

THIS DEED, is made and entered into, by and between, **M.R. Wilde & Sons, L.L.C.**, a Utah Limited Liability Company, ("Grantor"), in favor of:

Con L. Wilcox and Jerilyn J. Wilcox, husband and wife, as joint tenants,
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, and warrants unto Grantee against all claiming by through or under, that certain real estate lying and being situated in **Weber County, State of Utah**, more particularly described as follows ("Premises"):

See Legal Description of Subject Property on attached Exhibit "A"
Weber County, Tax Parcel Number 19-008-0013 (Part of)

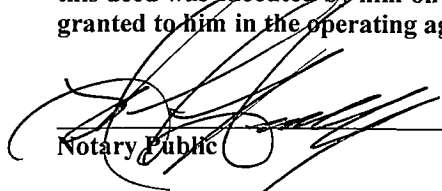
TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way, and easement of record or by prescription.

M.R. Wilde & Sons, L.L.C., a Utah Limited Liability Company

By:  4-28-21
Eric R. Wilde--Manager Date

State of Utah
County of Weber

On this the 28 day of April 2021, Eric R. Wilde as Manager of **M.R. Wilde & Sons, L.L.C.**, a Utah Limited Liability Company, acknowledged to me, a Notary Public, in the State of Utah, that this deed was executed by him on the date stated, and was executed under powers and authorities granted to him in the operating agreement of said limited liability company.


Notary Public

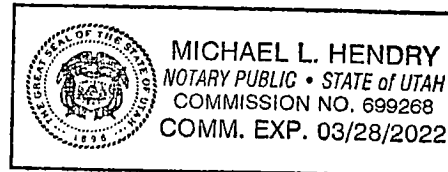


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 179249

PARCEL 1:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 89°17'08" WEST 987.23 FEET ALONG THE QUARTER SECTION LINE FROM A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING. THENCE NORTH 89°17'08" WEST 1666.29 FEET ALONG THE QUARTER SECTION LINE TO A 2" STEEL POST REPRESENTING THE CENTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°56'47" EAST 2123.22 FEET ALONG A FENCE LINE REPRESENTING THE QUARTER SECTION LINE TO A FENCE "T", SAID POINT BEING SOUTH 0°56'47" WEST 509.77 FEET ALONG THE QUARTER SECTION LINE FROM A WEBER COUNTY BRASS CAP REPRESENTING THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°19'18" EAST 921.21 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 13 09'26" EAST 819.48 FEET ALONG A FENCE LINE TO A FENCE LINE; THENCE SOUTH 86°49'48" EAST 562.23 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 1°40'04" WEST 1304.30 FEET ALONG A FENCE LINE TO THE QUARTER SECTION LINE, BEING POINT OF BEGINNING.
CONTAINS 3.029,562 SQUARE FEET, 69,549 ACRES.

PARCEL 1A:

TOGETHER WITH AND SUBJECT TO 30 FOOT RIGHT OF WAY EASEMENT MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT A POINT BEING A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:
THENCE SOUTH 0°53'44" WEST 30.00 FEET ALONG THE QUARTER SECTION LINE;
THENCE NORTH 89°17'08" WEST 1057.14 FEET;
THENCE NORTH 0°42'52" EAST 30.00 FEET TO THE QUARTER SECTION LINE;
THENCE SOUTH 89°17'08" EAST 1057.23 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.