



\*W3175956\*

MAIL TAX NOTICES TO GRANTEE AT:  
2750 Monroe Boulevard  
OGDEN, UT 84403

E# 3175956 PG 1 OF 3  
Leann H. Kiltz, WEBER COUNTY RECORDER  
13-Aug-21 0310 PM FEE \$40.00 DEP DAC  
REC FOR: GT TITLE SERVICES  
ELECTRONICALLY RECORDED

**GT** TITLE  
File No. SL44504S

Property Reference Information:  
Tax Parcel No(s): 01-048-0017  
Property Address(es) (if any):  
2750 Monroe Boulevard, OGDEN, UT 84403

### WARRANTY DEED

Todd Dover ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

Mark Hancock ("Grantee")

in fee simple the following described real property located in WEBER County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**See Attached Exhibit "A"**

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2021 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL44504S**  
Tax Parcel No(s): **01-048-0017**  
Property Address(es) (if any):  
**2750 Monroe Boulevard, OGDEN, UT 84403**

**-Signature Page to Warranty Deed-**


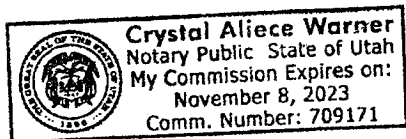
Witness the hand of Grantor this 13 day of **AUGUST, 2021**.



**Todd Dover**

STATE OF UTAH )  
COUNTY OF Neeker ) ss.

On this 13 day of **August, 2021**, personally appeared before me **Todd Dover**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.

  
NOTARY PUBLIC

*Information for Reference Purposes:*

File No.: **SL44504S**

Tax Parcel No(s): **01-048-0017**

Property Address(es):

**2750 Monroe Boulevard, OGDEN, UT 84403**

**EXHIBIT "A"**  
**Legal Description**

**PARCEL 1:**

**PART OF LOTS 3 AND 4, BLOCK 1, PLAT "B", OGDEN CITY SURVEY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, RUNNING THENCE SOUTH 8.5 FEET, THENCE EAST 148.5 FEET; THENCE NORTH 46 FEET, THENCE WEST 148.5 FEET, THENCE SOUTH 37.5 FEET TO THE POINT OF BEGINNING.**

**PARCEL 1A:**

**A RIGHT OF WAY CREATED IN THAT EASEMENT RECORDED AUGUST 25, 1920 IN BOOK 89, PAGE 350, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: PART OF LOT 3, BLOCK 1, PLAT B, OGDEN CITY SURVEY: BEGINNING AT A POINT 8.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3, RUNNING THENCE SOUTH 3 FEET, THENCE EAST 148.5 FEET, THENCE NORTH 3 FEET, THENCE WEST 148.5 FEET TO THE POINT OF BEGINNING.**