



W3226811

Mail Recorded Deed and Tax Notice To:
Village 21 LLC
9306 S. 1300 W
West Jordan, UT 84088

E# 3226811 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
29-Mar-22 12:51 PM FEE \$40.00 DEP DAC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 149687-RCP

WARRANTY DEED

ETNA Properties, LLC

GRANTOR(S) of Draper, State of Utah, hereby Conveys and Warrants to

Village 21 LLC

GRANTEE(S) of Draper, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 15-066-0102 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*** *This Warranty Deed is made and recorded to correct the signature line for Grantor on Warranty Deed recorded March 12, 2020 as Entry # 3040820.*

[Signature on following page]

Dated this ¹⁸25th day of March, 2022.

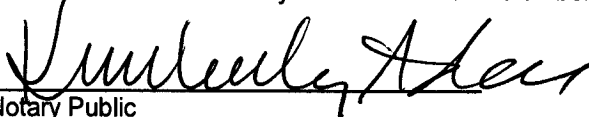
ETNA Properties, LLC

BY: 
Keith Warburton
Manager

STATE OF UTAH

COUNTY OF UTAH

On this ¹⁸25th day of March, 2022, before me, personally appeared Keith Warburton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of ETNA Properties, LLC.


Notary Public

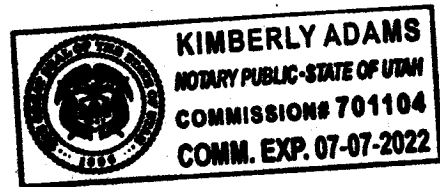


EXHIBIT A
Legal Description

PARCEL 1:

Part of the Northeast Quarter of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 481.80 feet North 0° and 355.74 feet North 86° West and South 3° West 266.00 feet from Southeast corner of said Northeast quarter of Section 25; and running thence South 85°23' East 321 feet, more or less, along an existing chain link fence, to a point which is tangent with the West line of 1100 West Street extended to the South; thence North 4°20' East 266.00 feet; thence North 85°23' West 321 feet; thence (should be North) South 4°20' West 266.00 feet to the point of beginning.

LESS AND EXCEPTING the following:

Beginning at a corner of the Shady Brook of West Haven Phase 1 Subdivision in West Haven City, Weber County, Utah, which point is on the South boundary of Wilson Lane (a 66 foot wide road) said point of beginning being North 1°28'17" East 465.866 feet along the Section line to a point which is South 1°28'17" West 34.14 feet from an existing brass witness corner monument and North 84°52'22" West 54.69 feet along said South boundary of Wilson Lane from the East quarter corner of Section 25, Township 6 North, Range 2 West, Salt Lake Base & Meridian; and running thence South 4°17'56" West 269.12 feet, along the boundary of said Shady Brook of West Haven Phase 1; thence South 85°07'21" East 20.26 feet, along the North boundary of Lot 1 of said Phase 1 to a point described as tangent with the West line of 1100 West Street extended; thence North 1°15'25" East 269.62 feet along said described line; thence North 84°52'22" West 5.95 feet along said South line of Wilson Lane to the point of beginning.

PARCEL 1A:

A non-exclusive right of way for ingress and egress over a parcel of ground 15 feet in width parallel to and abutting with the East line of the real property described above.