



\*W3261651\*

Mail Recorded Deed & Tax Notice To:  
JCOR Properties LLC, a Utah limited liability company  
721 N. Main Street  
Layton 84041

E# 3261651 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
31-Oct-22 0315 PM FEE \$40.00 DEP DAC  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 163737-LMP

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## WARRANTY DEED

Marilyn D. Bauer

**GRANTOR(S)** of Plain City, State of Utah, hereby Conveys and Warrants to

JCOR Properties LLC, a Utah limited liability company

**GRANTEE(S)** of Layton, 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:

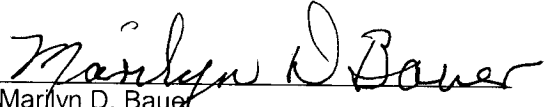
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 15-006-0049 and 15-006-0050 (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.

*[Signature on following page]*

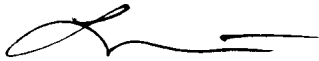
Dated this 27 day of October, 2022.

  
Marilyn D. Bauer

STATE OF UTAH

COUNTY OF Weber

On this 27 day of October, 2022, before me, personally appeared Marilyn D. Bauer, 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.

  
\_\_\_\_\_  
Notary Public



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

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST AND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 369.05 FEET SOUTH 89°36'26" EAST ALONG THE SECTION LINE AND 35.06 FEET NORTH FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3 (SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET), RUNNING THENCE ALONG THE ARC OF A 752.07 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 135.81 FEET (LONG CORD BEARS SOUTH 67°54'57" EAST 135.63 FEET), THENCE SOUTH 1°15'27" WEST 505.63 FEET, THENCE NORTH 88°44'33" WEST 167.57 FEET, THENCE NORTH 1°15'27" EAST 377.12 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A 403.15 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 182.94 FEET (LONG CORD BEARS NORTH 14°15'27" EAST 181.38 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED LAND SOUTH OF THE PLAIN CITY LIMITS LINE.

PARCEL 2:

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST AND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 369.05 FEET SOUTH 89°36'26" EAST ALONG THE SECTION LINE AND 35.06 FEET NORTH FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3 (SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET), RUNNING THENCE ALONG THE ARC OF A 752.07 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 135.81 FEET (LONG CORD BEARS SOUTH 67°54'57" EAST 135.63 FEET), THENCE SOUTH 1°15'27" WEST 505.63 FEET, THENCE NORTH 88°44'33" WEST 167.57 FEET, THENCE NORTH 1°15'27" EAST 377.12 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A 403.15 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 182.94 FEET (LONG CORD BEARS NORTH 14°15'27" EAST 181.38 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED LAND NORTH OF THE PLAIN CITY LIMITS LINE.