



\*W3309499\*

E# 3309499 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
27-Dec-23 11:47 AM FEE \$40.00 DEP SLW  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
CC&A of Utah, Inc., a Utah corporation  
PO Box 13574  
Ogden, UT 84412



File No.: 153695-KAP

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## WARRANTY DEED

Richard Hipwell and Carisa Hipwell,

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

CC&A of Utah, Inc., a Utah corporation,

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


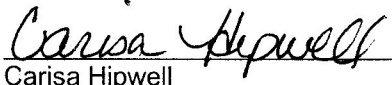
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 15-028-0053 <sup>DB</sup> (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 20th day of December, 2023.

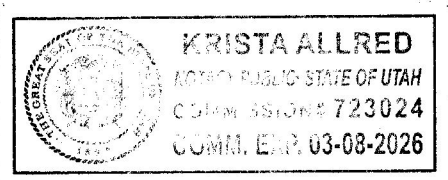
  
 Richard Hipwell  
  
 Carisa Hipwell

STATE OF UTAH

COUNTY OF DAVIS

On this 20th day of December, 2023, before me, personally appeared Richard Hipwell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

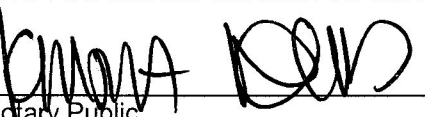
  
 Notary Public

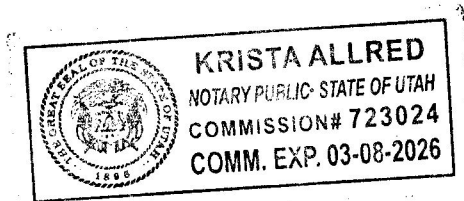


STATE OF UTAH

COUNTY OF DAVIS

On this 20th day of December, 2023, before me, personally appeared Carisa Hipwell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.

  
 Notary Public



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

A part of the East half of Section 9, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Beginning at a point on the South line of the Northeast quarter of said Section 9 being located along said South line South 89°15'28" East 300.32 feet from the center quarter corner of said Section 9, and running thence North 00°02'46" East 415.59 feet; thence South 83°59'27" East 442.90 feet; thence South 82°48'56" East 571.68 feet; thence South 00°51'31" West 310.76 feet to said South line; thence along said South line North 89°15'28" West 391.46 feet; thence South 00°46'47" West 1588.91 feet; thence North 89°03'30" West 29.82 feet; thence North 00°46'24" East 1588.80 feet to said South line; thence along said South line North 89°15'28" West 581.96 feet to the point of beginning.