

When Recorded Mail To:
Craig J. Bitton
4088 West 2200 South
Ogden UT 84401

QUIT CLAIM DEED

Craig J. Bitton and Shae L. Bitton Husband and Wife as Joint Tenants
grantor,

hereby QUIT CLAIMS to

Craig J. Bitton and Shae L. Bitton Husband and Wife as Joint Tenants,
grantee,

of Ogden City, UT
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land
in **WEBER** County, **Utah**:

SEE EXHIBIT "A" ATTACHED HERETO

Serial Number: 15-357-0001 and 15-357-0002

Subject to easements, restrictions and rights of way of record.
WITNESS, the hands of said grantors, **1st day of June, 2017**

Signed in the presence of:




Craig J. Bitton


Shae L. Bitton

State of **Utah**
County of **Davis**

On the **1st day of June, 2017**, personally appeared before me Craig J. Bitton and Shae L. Bitton being
the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the
same.



Notary Public: Angie Chandler
Residing at: _____
Commission Expires: _____



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying and situate in the Northwest Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising the 2.92 acres contained in Lots 1 and 2 of the Hazy Acres Subdivision, recorded as Entry 1984231, Book 58, Page 66 of the Weber County Records. Basis of Bearing for subject parcel being North 00°46'46" East 677.23 feet (measured) between the brass cap well monuments monumentalizing the intersections of 4075 West Street and 2100 South and 2200 South Streets. Subject parcel being more particularly described as follows:

Beginning at the Southwest Corner of Lot 1 of said Hazy Acres Subdivision, thence North 00°46'08" East 614.23 feet coincident with the west boundary of said subdivision to the Northwest Corner of Lot 2 of said Subdivision; Thence South 89°13'14" East 207.00 feet coincident with the south right of way line of 2100 South Street to the Northeast Corner of said Lot 2; Thence South 00°46'46" West 614.23 feet coincident with the west right of way line of 4075 West Street to the Southeast Corner of Lot 1 of said Subdivision; Thence North 89°13'14" West 206.88 feet coincident with the north right of way line of 2200 South Street to the point of beginning.

Serial Number:

kerri
WHEN RECORDED MAIL TO:
CRAIG L. BITTON
4088 WEST 2200 SOUTH
OGDEN, UTAH 84401



E# 2009227 PG1 OF 1
DOUG CROFTS, WEBER COUNTY RECORDER
03-FEB-04 1021 AM FEE \$12.00 DEP SGC
REC FOR: MOUNTAIN.VIEW.TITLE

WARRANTY DEED

DAVID M. ROGERS, DAVID MICHAEL ROGERS, RONALD H. BITTON AND CRAIG J. BITTON, grantor

of OGDEN, County of WEBER, State of UTAH, hereby CONVEY and WARRANT to

CRAIG J. BITTON AND SHAE L. BITTON, HUSBAND AND WIFE AS JOINT TENANTS

grantee

of 4088 WEST 2200 SOUTH, OGDEN, UTAH 84401 for the sum of Ten Dollars and other good and valuable consideration, the following tract of land in WEBER County, State of Utah:

ALL OF LOT 2, HAZY ACRES SUBDIVISION, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

15-357-0002 X

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, this 3 day of Feb., 2003

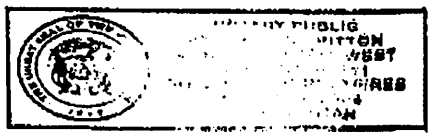
Signed in the presence of

David M. Rogers
DAVID M. ROGERS
David Michael Rogers
DAVID MICHAEL ROGERS
Craig J. Bitton
CRAIG J. BITTON
Ronald H. Bitton
RONALD H. BITTON

STATE OF UTAH)
COUNTY OF WEBER)

On the 3 day of Feb., A.D. 2003, personally appeared before me DAVID M. ROGERS, DAVID MICHAEL ROGERS, RONALD H. BITTON AND CRAIG J. BITTON the signer of the within instrument, who duly acknowledged to me that he executed the same.

Shirley Ann Borden
Notary Public
residing at:
commission expires:
July 14, 2004



kerri
WHEN RECORDED MAIL TO:
CRAIG L. BITTON
4088 WEST 2200 SOUTH
OGDEN, UTAH 84401

0228002M



WARRANTY DEED

DAVID M. ROGERS, DAVID MICHAEL ROGERS, RONALD H. BITTON AND CRAIG J. BITTON, grantor

of OGDEN, County of WEBER, State of UTAH, hereby CONVEY and WARRANT to

CRAIG J. BITTON AND SHAE L. BITTON, HUSBAND AND WIFE AS JOINT TENANTS

grantee

of 4088 WEST 2200 SOUTH, OGDEN, UTAH 84401 for the sum of Ten Dollars and other good and valuable consideration, the following tract of land in WEBER County, State of Utah:

ALL OF LOT 1, HAZY ACRES SUBDIVISION, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

15-357-0001

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, this 3 day of Feb., 2003

Signed in the presence of

David M. Rogers

DAVID M. ROGERS
David Michael Rogers

DAVID MICHAEL ROGERS
Craig J. Bitton

CRAIG J. BITTON
Ronald H. Bitton

RONALD H. BITTON

STATE OF UTAH)
COUNTY OF WEBER)

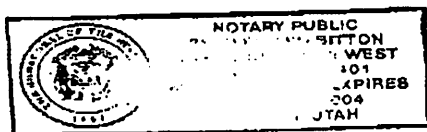
E# 2009228 PG1 OF 1
DOUG CROFTS, WEBER COUNTY RECORDER
03-FEB-04 1021 AM FEE \$12.00 DEP 8GC
REC FOR: MOUNTAIN.VIEW.TITLE

On the 3 day of Feb., A.D. 2003, personally appeared before me DAVID M. ROGERS, DAVID MICHAEL ROGERS, RONALD H. BITTON AND CRAIG J. BITTON the signer of the within instrument, who duly acknowledged to me that he executed the same.

Shirley Ann Bitton

Notary Public
residing at
commission expires:

July 14, 2004



A parcel of land lying and situate in the Northwest Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising the 2.92 acres contained in Lots 1 and 2 of the Hazy Acres Subdivision, recorded as Entry 1984231, Book 58, Page 66 of the Weber County Records. Basis of Bearing for subject parcel being North $00^{\circ}46'46''$ East 677.23 feet (measured) between the brass cap well monuments monumentalizing the intersections of 4075 West Street and 2100 South and 2200 South Streets. Subject parcel being more particularly described as follows:

Beginning at the Southwest Corner of Lot 1 of said Hazy Acres Subdivision, thence North $00^{\circ}46'08''$ East 614.23 feet coincident with the west boundary of said subdivision to the Northwest Corner of Lot 2 of said Subdivision; Thence South $89^{\circ}13'14''$ East 207.00 feet coincident with the south right of way line of 2100 South Street to the Northeast Corner of said Lot 2; Thence South $00^{\circ}46'46''$ West 614.23 feet coincident with the west right of way line of 4075 West Street to the Southeast Corner of Lot 1 of said Subdivision; Thence North $89^{\circ}13'14''$ West 206.88 feet coincident with the north right of way line of 2200 South Street to the point of beginning.

HAZY ACRES SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 28, T.6N., R.2W., S.L.B.M., U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2003

Narrative

THE PURPOSE OF THIS SURVEY IS TO CREATE A 10 LOT SUBDIVISION FROM THE ORIGINAL ESTATE PROPERTY FOR RONALD BITTON. ALL BOUNDARY LINES WERE TIED BY THE ORIGINAL ESTATE RECORDS WITH THE WEBER COUNTY RECORDS OFFICE.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE AS DETERMINED LOCALLY BY THE LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 28, T.6N., R.2W., S.L.B.M., U.S. SURVEY, SHOWN HEREON AS N00°49'20"E.

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 28, T.6N., R.2W., S.L.B.M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

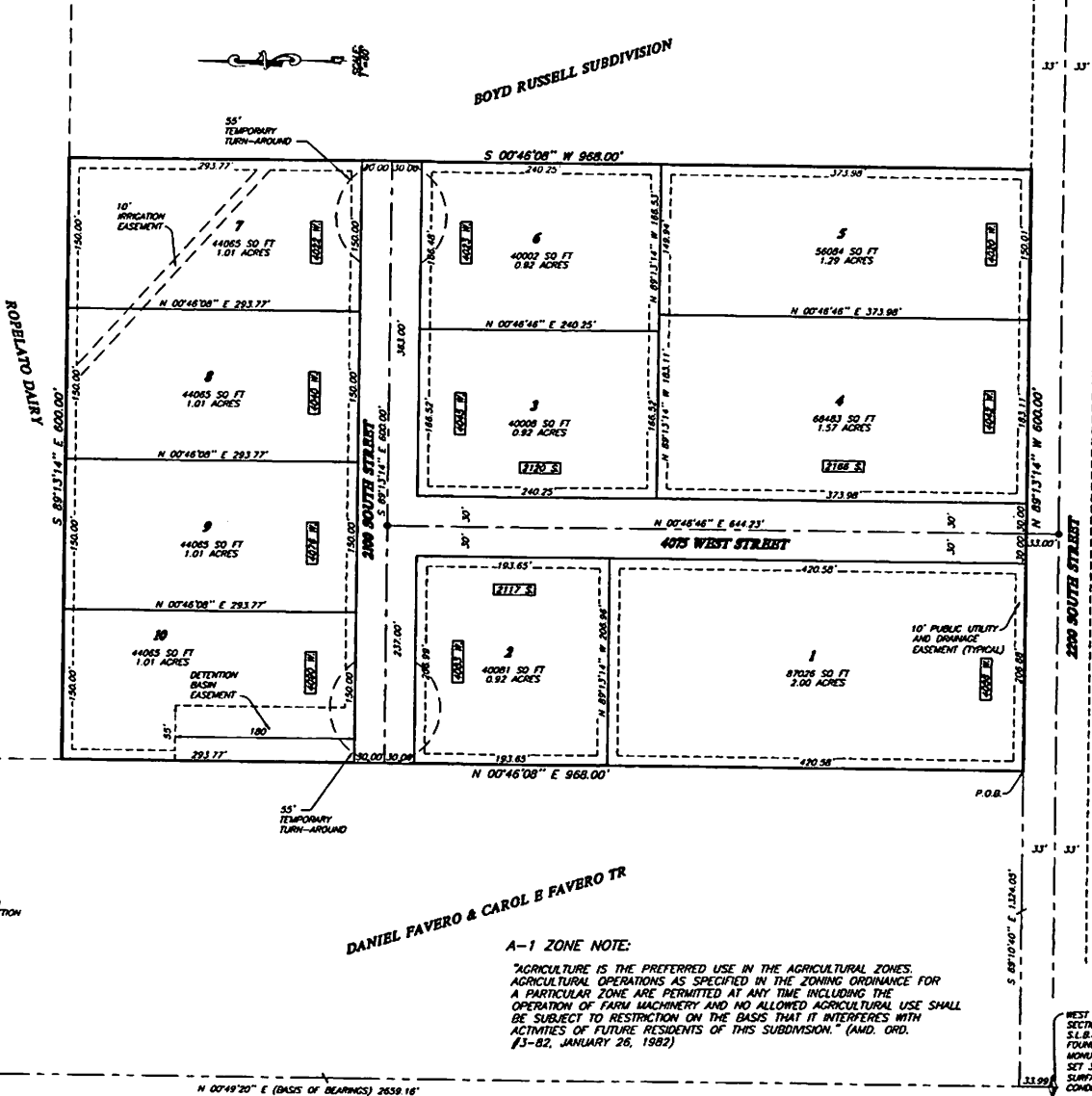
ALL OF EQUINE ESTATES, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2200 SOUTH STREET, SAID POINT BEING N00°49'20"E ALONG THE LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 28, 33.99 FEET AND S89°10'40"E, 1324.05 FEET FROM THE SAID WEST QUARTER CORNER; THENCE N00°46'08"E, 968.00 FEET; THENCE S69°13'14"E, 600.00 FEET TO THE WEST LINE OF THE BOYD RUSSELL SUBDIVISION; THENCE S00°46'08"W ALONG SAID WEST LINE 968.00 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF SAID 2200 SOUTH STREET; THENCE N89°13'14"W ALONG SAID NORTH LINE 600.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 13.33 ACRES

Legend

- ◆ - SECTION CORNER
- - STREET MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS

NORTHWEST CORNER OF SECTION 28, T.6N., R.2W., S.L.B.M., U.S. SURVEY, FOUND WEBER COUNTY MONUMENT, 3" BRASS CAP SET 7" BELOW ROAD SURFACE (1963) GOOD CONDITION



DANIEL FAVERO & CAROL E FAVERO TR

A-1 ZONE NOTE:

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. (AND, ORD. 13-82, JANUARY 28, 1982)

SURVEYORS CERTIFICATE

I, LYLE G. BRISSENER, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF HAZY ACRES, SUBDIVISION, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED AND INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECD THE WEBER COUNTY RECORDS OFFICE AND FROM A SURVEY MADE BY THE ORIGINAL SURVEYOR. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 5TH DAY OF JUNE, 2003

378002
UTAH LICENSE NUMBER



OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAID TRACT INTO LOTS, STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT HAZY ACRES, SUBDIVISION, I HEREBY: DEDICATE TO THE PUBLIC ALL THESE PARTS OR PORTIONS OF SAID TRACT LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES; GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON, UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER, DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENTS TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE ESTABLISHMENT OF WATER CHANNELS BY THEIR A STATE INWHICHER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOV. AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING DEDICATED WITHIN EASEMENTS.

SIGNED THIS 29TH DAY OF August, 2003

David H. Britton
Lyle G. Brisener
Carol E. Favero
Dan H. Favero



ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Wasatch

ON THE 29TH DAY OF August, 2003, PERSONALLY APPEARED TO ME THE UNDERSIGNED NOTARY PUBLIC, JAMES H. BRIDGES, ONE OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, AND BY ME DULY SWORN, DO ACKNOWLEDGE TO ME THE SIGNATURES OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.

11-01-05
COMMISSION EXPIRES
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Wasatch

ON THE 5TH DAY OF June, 2003, PERSONALLY APPEARED TO ME THE UNDERSIGNED NOTARY PUBLIC, JAMES H. BRIDGES, AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE OWNERS OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNERS DEDICATION AND CERTIFICATION FREELY, KNOWINGLY, AND IN FULL CONSCIOUSNESS OF THE CONTENTS AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES
NOTARY PUBLIC

REEVE & ASSOCIATES, I
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
EXECUTIVE BLDG., 4155 S. WILSON BLVD., 3110
COURT, UTAH 84403
(801) 481-3100 FAX (801) 481-1666

JOB #	2003-01	SURVEYOR	L. BRISSENER
DATE	6-19-03	DATE	6-19-03
SCALE	1"=60'	ORDERED	BY CLIENT
REVISION	08-09-2003	BY	BY CLIENT

WEBER COUNTY DEPT OF HEALTH
I HEREBY CERTIFY THAT THE SOILS, POPULATION DENSITY, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS 27TH DAY OF July, 2003.
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS 18TH DAY OF February, 2003.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

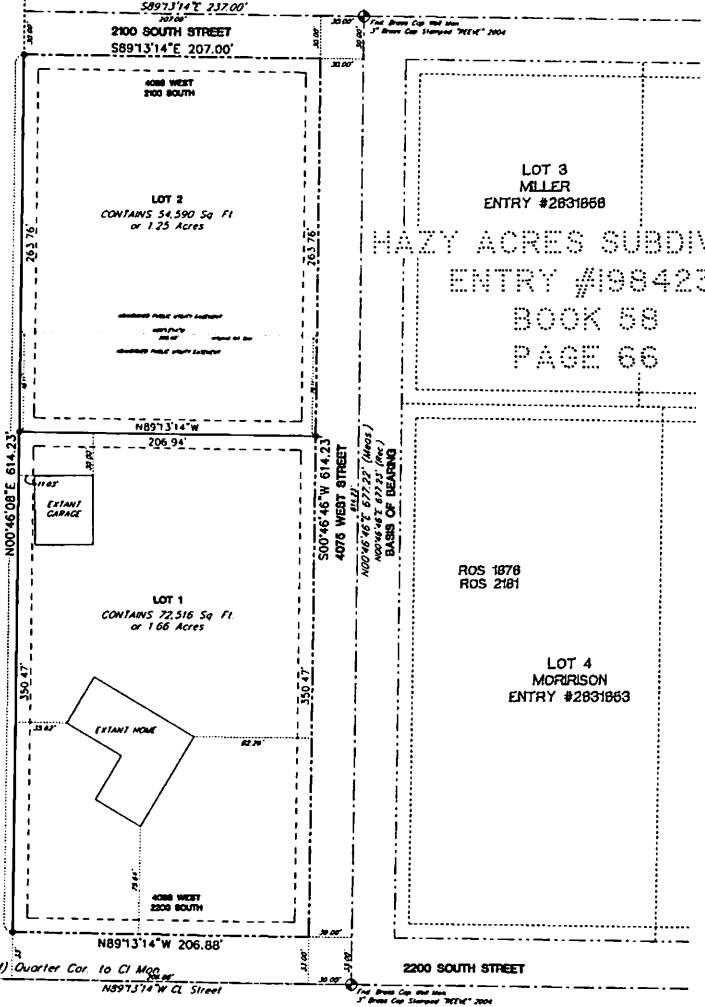
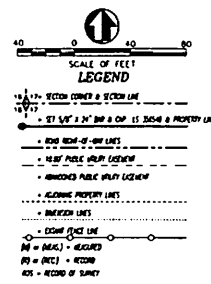
WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEES IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS 18TH DAY OF February, 2003.
SIGNATURE

WEBER COUNTY COMMISSIONER APPROVANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC UTILITIES AND FINANCIAL GUARANTEES OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS 18TH DAY OF February, 2003.
CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MOVEMENTS ON RECORDING COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR'S OFFICE DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO DEDICATED THIS PLAT OF THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 27TH DAY OF July, 2003.

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THEREON AND NOW IN FORCE AND EFFECT.
SIGNED THIS 27TH DAY OF July, 2003.
SIGNATURE

HAZY ACRES LOTS 1 AND 2 AMENDED
A RE-SUBDIVISION OF LOTS 1 AND 2 HAZY ACRES SUBDIVISION **LOT 8**
 LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
 SURVEY PERFORMED MAY 2017
 S897314"E 232.00'



PLAT NOTE:
 Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no other agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision - WCO 106-1-18(C)(5)

PREPARED BY:
Boundary Consultants
 Professional Land Surveyors
 1295 North 1700 West Farr West, Utah
 801-792-1569 801-690-7158 FAX
 dave@boundaryconsultants.biz
FOR:
CRAIG BITTON
 4088 WEST 2200 SOUTH
 OGDEN, Utah 84401
 801-726-7197

SURVEYORS CERTIFICATE
 I, David E. Hennes, certify that I am a Professional Land Surveyor holding license number 356348 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown herein and that all files meet the requirements of the Land Use Code.

NARRATIVE
 See Record of Survey #5738 as filed with the Weber County Surveyor

BOUNDARY DESCRIPTION
 A parcel of land lying and situate in the Northwest Quarter of Section 28, Township 8 North, Range 2 West, Salt Lake Base and Meridian. Comprising the 237 acres contained in Lots 1 and 2 of the Hazy Acres Subdivision, recorded as Entry 1984231, Book 58, Page 66 of the Weber County Records. Basis of Bearings for subject parcel being North 02°46'46" East 8,772.33 feet (measured) between the brass cap well monuments monumentizing the intersections of 4075 West Street and 2100 South and 2200 South Streets. Subject parcel being more particularly described as follows:
 Beginning at the Southwest Corner of Lot 1 of said Hazy Acres Subdivision, thence North 02°46'08" East 814.23 feet (consistent with the west boundary of said subdivision to the Northeast Corner of Lot 2 of said Subdivision, Thence South 89°31'4" East 207.00 feet (consistent with the south right of way line of 2100 South Street to the Northeast Corner of said Lot 2, Thence South 02°46'46" West 814.23 feet (consistent with the west right of way line of 4075 West Street to the Southwest Corner of Lot 1 of said Subdivision, Thence North 89°31'4" West 208.80 feet (consistent with the north right of way line of 2200 South Street to the point of beginning.



OWNERS DEDICATION
 Known of man by these presents that we, the undersigned owners of the above described tract of land having caused the common lot line between Lots 1 and 2 to be adjusted, as shown on this plat hereby name said tract HAZY ACRES SUBDIVISION LOTS 1 AND 2 AMENDED, and dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as public Utility Easements, in witness we have hereunto set our signature

Signed this _____ day of _____, 2017
 Craig J. Bitton
 Shae L. Bitton

ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF WEBER } S.S.
 On this _____ day of _____, 2017, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, Two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

WEBER COUNTY RECORDER
 ENTRY NUMBER _____

WEBER COUNTY ATTORNEY
 I have examined the financial guarantees and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.
 Signed this _____ day of _____, 20____
 Signature _____

COUNTY SURVEYOR'S CERTIFICATE
 I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and lot harmony with lines and monuments on record in County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.
 Signed this _____ day of _____, 20____
 Signature _____

WEBER COUNTY ENGINEERS
 I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
 Signed this _____ day of _____, 20____
 Signature _____

WEBER COUNTY PLANNING COMMISSION APPROVAL
 This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 20____
 Signed this _____ day of _____, 20____
 Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE
 This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 20____.
 Attest: _____
 Title _____

FEE PAID
 FILED FOR RECORD AND RECORDED THIS
 DAY OF _____, 2017, IN BOOK _____ AT PAGE _____ OF THE
 OFFICIAL RECORDS
 DEPUTY COUNTY RECORDER _____