



\*W3054672\*

EH 3054672 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
15-MAY-20 218 PM FEE \$40.00 DEP PV  
REC FOR: CAROL LEE PILCHER

**Please send tax notices to:**

Carol Lee Pilcher  
3835 East 3300 North  
Liberty, Utah 84310

**WARRANTY DEED**

FOR VALUE RECEIVED, **Carol Lee Pilcher or Her Successor Trustee of the Carol Lee Pilcher Revocable Trust**, GRANTOR, hereby conveys and warrants to **Gwen Zabokrtsky of the Gwen Zabokrtsky Living Trust dated June 9, 2010** herein, GRANTEE, with full and complete interest in the following described property, located in Weber County, State of Utah, to wit:

**LOT 3 OF VUE DE VALHALLA SUBDIVISON, WEBER COUNTY, UTAH**

And otherwise described as:

**SEE EXHIBIT A ATTACHED**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. Said Grantor does hereby covenant to and with the said Grantee(s), that she is the owner in fee simple of said premises; that it is free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

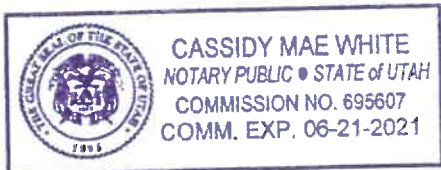
WITNESS the hand of said Grantor this 22 day of November, 2019.

GRANTOR(S):

  
\_\_\_\_\_  
Carol Lee Pilcher as Trustee of the Carol Lee Pilcher Revocable Trust

STATE OF UTAH                    )  
  : ss  
COUNTY OF WEBER            )

On the 22<sup>nd</sup> day of November, 2019, before me personally appeared Carol Lee Pilcher, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.



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

Exhibit A

A TRACT OF LAND BEING PART OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 21, 2006 AS ENTRY NUMBER 2209661 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING OF NORTH 00°26'21" EAST BETWEEN THE MONUMENTED LOCATION OF THE SOUTHEAST CORNER (HAVING WEBER COUNTY NAD83 COORDINATES OF RECORD OF N=3641442.8 E=1543139.4 U.S. FT) OF SAID SECTION 29, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, PILCHER SUBDIVISION (RECORDED AS PLAT BOOK 72 PAGE 15 ON JUNE 21, 2011 AS ENTRY NUMBER 2531443) SAID POINT BEING LOCATED AT NORTH 15°30'55" WEST 2518.42 FEET FROM SAID SOUTHEAST CORNER OF SECTION 29 (SAID SOUTHWEST CORNER OF LOT 2 IS LOCATED BY RECORD THE FOLLOWING NINE (9) COURSES, 1) SOUTH 00°31'28" WEST 1779.84 FEET ALONG QUARTER SECTION LINE, AND 2) NORTH 88°37'46" WEST 330.76 FEET, AND 3) SOUTH 04°48'00" EAST 162.95 FEET, AND 4) SOUTH 11°41'57" WEST 47.96 FEET, AND 5) SOUTH 46°15'52" WEST 9.83 FEET, AND 6) SOUTH 00°31'28" WEST 651.82 FEET, AND 7) SOUTH 00°21'20" WEST 235.54 FEET, AND 8) SOUTH 18°37'22" WEST 28.12 FEET, AND 9) NORTH 88°21'02" WEST 348.14 FEET ALL FROM SAID NORTHEAST CORNER OF SECTION 29);

RUNNING THENCE SOUTH 88°21'02" EAST 148.29 FEET, ALONG THE SOUTH BOUNDARY OF SAID LOT 2;

THENCE SOUTH 01°38'52" WEST 60.64 FEET, TO A POINT IN PINE CREEK;

THENCE THE FOLLOWING EIGHTEEN (18) COURSES BEING IN OR NEAR THE CENTER OF PINE CREEK, 1) SOUTH 77°12'50" WEST 21.12 FEET, 2) SOUTH 85°54'32" WEST 19.72 FEET, 3) SOUTH 38°18'12" WEST 11.32 FEET, 4) SOUTH 11°46'42" WEST 22.94 FEET, 5) SOUTH 62°02'47" WEST 16.96 FEET, 6) SOUTH 78°26'41" WEST 21.02 FEET, 7) SOUTH 28°46'20" WEST 16.54 FEET, 8) SOUTH 36°11'07" WEST 38.84 FEET, 9) SOUTH 32°08'04" WEST 28.17 FEET, 10) SOUTH 32°14'30" WEST 25.45 FEET, 11) SOUTH 53°09'55" WEST 14.05 FEET, 12) NORTH 80°57'42" WEST 20.85 FEET, 13) NORTH 81°42'19" WEST 22.71 FEET, 14) SOUTH 59°05'17" WEST 10.92 FEET, 15) SOUTH 17°54'33" WEST 16.72 FEET, 16) SOUTH 08°12'37" EAST 12.50 FEET, 17) SOUTH 32°02'46" EAST 13.25 FEET, 18) SOUTH 24°35'08" WEST 5.23 FEET;

THENCE SOUTH 17°23'07" EAST 467.32 FEET, TO THE NORTH BOUNDARY OF ABBEYON ESTATES NO. 2 RECORDED NOVEMBER 21, 1990 AS PLAT BOOK 32 PAGE 85 AND ENTRY NUMBER 1124899;

THENCE NORTH 88°19'47" WEST 360.89 FEET, ALONG SAID NORTH BOUNDARY;

THENCE NORTH 88°19'47" WEST 8.218 FEET, TO A ONE (1) INCH PIPE IN AN OLD FENCE CORNER;

THENCE FOLLOWING FOUR (4) COURSES ALONG OR NEAR AN EXISTING FENCE LINE WHICH REPRESENTS THE HISTORICAL WEST BOUNDARY OF SAID ENTRY NUMBER 2209661, 1) NORTH 17°20'24" EAST 321.06 FEET, 2) NORTH 17°05'43" EAST 229.02 FEET, TO THE SOUTH BANK OF PINE CREEK, 3) NORTH 17°12'02" EAST 107.80 FEET, ACROSS PINE CREEK AND CONTINUING ALONG SAID HISTORIC FENCE LINE, 4) NORTH 19°15'51" EAST 198.35 FEET;

THENCE LEAVING SAID FENCE LINE, SOUTH 88°21'02" EAST 4.16 FEET;

THENCE NORTH 18°16'36" EAST 318.71 FEET, TO THE SOUTH BOUNDARY OF PINE CREEK SUBDIVISION RECORDED NOVEMBER 6, 2000 AS PLAT BOOK 53 PAGE 11 AND ENTRY NUMBER 1735926;

THENCE SOUTH 67°08'18" WEST 61.74 FEET, TO THE EAST BOUNDARY OF SAID LOT 2; THENCE SOUTH 18°16'36" WEST 232.78 FEET, ALONG SAID EAST BOUNDARY, TO THE POINT OF BEGINNING.

CONTAINING 3.659 ACRES, MORE OR LESS.