

Recording Requested by:
First American Title Company, LLC
585 West 500 South, Suite 100
Bountiful, UT 84010
(801)298-2400

2614687 1-9-13

AFTER RECORDING RETURN TO:
Steven D. Young
2702 East 6425 South
South Ogden, UT 84403

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **331-5461788** (djg)
A.P.N.: **07-092-0017**

Warren S. Downs and Jacqueline Downs, Grantor, of , County, State of **TN**, hereby CONVEY AND WARRANT to

Steven D. Young and Maria Young, Husband and wife as joint tenants, Grantee, of **South Ogden, Weber County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber County, State of Utah**:

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 23 NORTH 89°42'41" WEST 754.28 FEET, THENCE NORTH 05°00'00" EAST 60.00 FEET, THENCE NORTH 57°13'24" EAST 27.86 FEET, THENCE NORTH 00°17'19" EAST 250.00 FEET, THENCE NORTH 89°42'41" WEST 54.00 FEET, THENCE NORTH 00°17'19" EAST 66.73 FEET, THENCE SOUTH 76°46'56" WEST 61.27 FEET, THENCE NORTH 20°47'41" WEST 20.40 FEET, THENCE NORTH 82°05'19" EAST 67.60 FEET, THENCE NORTH 82°05'19" EAST 150.00 FEET, THENCE SOUTH 26°24'16" EAST 40.00 FEET, THENCE NORTH 81°41'54" EAST 70.35 FEET, THENCE NORTH 14°08'24" EAST 108.49 FEET MORE OR LESS TO AN EXISTING SUBDIVISION BOUNDARY, THENCE SOUTH 54°10'44" EAST 284.21 FEET ALONG SAID SUBDIVISION BOUNDARY, THENCE SOUTH 39°05'24" EAST 221.96 FEET ALONG A SUBDIVISION BOUNDARY, THENCE SOUTH 40°12'38" EAST 224.70 FEET ALONG SPRING CREEK ESTATES SUBDIVISION NO. 2 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

LESS PORTION DEEDED TO TOM RICE AS ENTRY NO. 2021697. LESS PORTION DEEDED TO ROGER C. NICHOLS AND SHIRLEE NICHOLS AS ENTRY NO. 1988709 OF THE WEBER COUNTY RECORDERS OFFICE.



W2614687

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E# 2614687 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
09-Jan-13 1101 AM FEE \$12.00 DEP SC
REC FOR: FIRST AMERICAN - BOUNTIFUL
ELECTRONICALLY RECORDED

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PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 23 NORTH 89°42'41" WEST 754.28 FEET, THENCE NORTH 05°00'00" EAST 60.00 FEET, THENCE NORTH 57°13'24" EAST 27.86 FEET, THENCE NORTH 00°17'19" EAST 250.00 FEET, THENCE NORTH 89°42'41" WEST 54.00 FEET, THENCE NORTH 00°17'19" EAST 66.73 FEET, THENCE SOUTH 76°46'56" WEST 61.27 FEET, THENCE NORTH 20°47'41" WEST 20.40 FEET, THENCE NORTH 82°05'19" EAST 67.60 FEET, THENCE NORTH 82°05'19" EAST 150.00 FEET, THENCE SOUTH 26°24'16" EAST 40.00 FEET, THENCE NORTH 81°41'54" EAST 70.35 FEET, THENCE NORTH 14°08'24" EAST 108.49 FEET MORE OR LESS TO AN EXISTING SUBDIVISION BOUNDARY, THENCE SOUTH 54°10'44" EAST 284.21 FEET ALONG SAID SUBDIVISION BOUNDARY, THENCE SOUTH 39°05'24" EAST 221.96 FEET ALONG A SUBDIVISION BOUNDARY, THENCE SOUTH 40°12'38" EAST 224.70 FEET ALONG SPRING CREEK ESTATES SUBDIVISION NO. 2 TO THE POINT OF BEGINNING.

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LESS AND EXCEPTING:

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 89°56'12" WEST 715 FEET, MORE OR LESS TO THE EAST LINE OF COMBE ROAD; THENCE NORTH 14 FEET TO AN OLD FENCE LINE; THENCE EASTERLY ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2013 and thereafter.

Witness, the hand(s) of said Grantor(s), this January 8th, 2013.

Warren S. Downs
Warren S. Downs

Jacqueline Downs
Jacqueline Downs

STATE OF

Tennessee

County of

Davidson) ss.

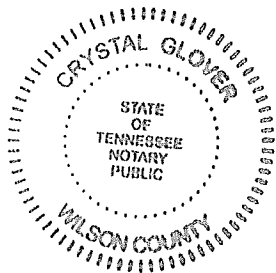
On January 8th 2013, before me, the undersigned Notary Public, personally appeared **Warren S. Downs and Jacqueline Downs**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

2/15/16

Crystal Glover
Notary Public



This includes any and all water rights or shares pertaining to the property, including THREE (3) Shares of the Capital Stock of The Uintah Mountain Stream Irrigation Company, Share Certificate #240.