

MUSGRAVE - Bitten
Subdivision

150460062
150 460 060

View Mail

Previous | Next | INBOX

Reply Reply All Forward Delete Move message to...

Show Full Headers | Printer View | Add Sender To Address Book

From: Marci Foit <marci@mvte.com>
SpamShield Pro Actions...
To: dmusgrave@ocae.org
Subject: Warranty Deed, Ownership and Current References, and Plat map
Date: Thu 09/18/14 11:14 AM

Attachments

Name	Type
Part 1.1	text/
Part 1.2	text/
mountainviewtitlemail@gmail.com_20140918_113402.pdf	appli

Hello Dan,

I have attached some document that prove your ownership of land. I hope this helps. If I can do anything else ple

Thank you.

Marci Foit

Escrow Support
MOUNTAIN VIEW TITLE & ESCROW
5732 South 1475 East Suite 100
Ogden, Utah 84403
P: 801-479-1191
F: 801-475-0757

----- Forwarded message -----

From: mountainviewtitlemail@gmail.com <mountainviewtitlemail@gmail.com>
Date: Thu, Sep 18, 2014 at 11:34 AM
Subject: Documents - Mountain View Title (do not reply - e-mail not monitored)
To: marci@mvte.com

DEVICE NAME: Not Set
DEVICE MODEL: MX-M620N
LOCATION: Not Set

FILE FORMAT: PDF MMR(G4)
RESOLUTION: 300dpi x 300dpi

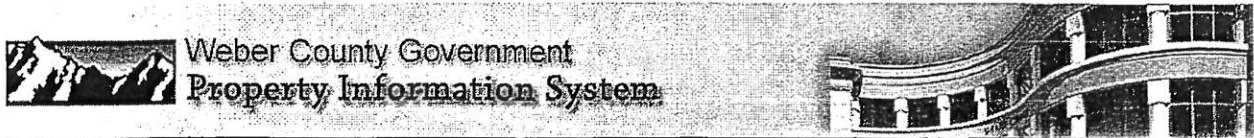
Attached file is scanned image in PDF format.

Use Acrobat(R)Reader4.0 or later version, or Adobe(R)Reader(TM) of Adobe Systems Incorporated to view the docu
Acrobat(R)Reader4.0 or later version, or Adobe(R)Reader(TM) can be downloaded from the following URL:
Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adob
Incorporated in the United States and other countries.

<http://www.adobe.com/>

Attachment: Save View

Name: mountainviewtitlemail@gmail.com_20140918_113402.pdf



Ownership and Current References

Print Page Close Window

Parcel # Township/Range/Section:

15-046-0062 6N/2W/16

Change Dates:	Owner:	MUSGRAVE, DAN T & WF	Property Address:	Prior Parcels:
Name: 26-DEC-2013	Second:	MECHEL M MUSGRAVE		15 046 0058
Tax Unit: 26-DEC-2013	Care of:			15 046 0061
Tax Unit: 53	Street:	800 S 4100 W		
	City/State/Zip:	OGDEN UT 844048823		

Additional Names:

Current References:	Seq	Entry Nbr	Book/Page	Kind of Instr	Deed Date	Record Date
	1	2669731		SP WD JT	11-27-2013	26-DEC-2013

Comments:

Legal Description:

PART OF LOT 17, SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY: BEGINNING AT A POINT SOUTH 2D43' WEST 701.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 17 TO THE SOUTHWEST CORNER OF THE REAL PROPERTY OWNED BY T CARTER MUSGRAVE AND JORDAN MUSGRAVE WHICH AT THE TIME OF EXECUTION OF THIS DEED WAS IDENTIFIED AS WEBER COUNTY TAX PARCEL NUMBER 15-046-0060 AND RUNNING THENCE EAST 436.00 FEET ALONG SAID SOUTH LINE OF T CARTER MUSGRAVE AND JORDAN MUSGRAVE PARCEL EXTENDED; THENCE SOUTH 2D43' WEST 100.00 FEET, MORE OR LESS, TO THE NORTH LINE OF REAL PROPERTY OWNED BY DAN T MUSGRAVE AND MECHEL M MUSGRAVE, EXTENDED, WHICH AT THE TIME OF EXECUTION OF THIS DEED WAS IDENTIFIED AS WEBER COUNTY TAX PARCEL NUMBER 15-046-0043; THENCE WEST ALONG THE NORTH LINE OF THE DAN T MUSGRAVE AND MECHEL M MUSGRAVE PARCEL EXTENDED 436.00 FEET; THENCE NORTH 2D43' EAST 100.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING. LESS AND EXCEPTING THERE FROM ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF 4100 WEST STREET (E#2669731) [NOTE: A DIVISION OF PROPERTY TOOK PLACE ON THIS PARCEL WITHOUT WRITTEN AUTHORIZATION AS REQUIRED BY UCA TITLE 17, CHAPTER 27a, PART 6.] [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

Run Date: September 18, 2014, 11:04 am

© 2014 Weber County

MAIL TAX NOTICE TO:



W2669731

800 South 4100 West
Ogden, Utah 84404

E# 2669731 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
26-Dec-13 0134 PM FEE \$14.00 DEP SY
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED
(TRUST BY TRUSTEES OF TRUST)

The Dee F. Bitton Family Trust Agreement dated December 31, 1979 by a majority of its Trustees being Sheron B. Musgrave and Deanne B. Phillips, as to a 1/4 interest by authority of and in accordance with the terms, conditions and stipulations of said Trust, and

The Leone B. Bitton Family Trust Agreement dated December 31, 1979 by a majority of its Trustees being Sheron B. Musgrave and Deanne B. Phillips as to a 1/2 interest by authority of and in accordance with the terms, conditions and stipulations of said Trust, as

Grantor, hereby does hereby convey and warrant against all who claim by, through or under the Grantor to:

Dan T. Musgrave and Me'Chel M. Musgrave, husband
and wife as joint tenants with right of survivorship

Grantee, of Weber County, Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

See Legal Description on attached Exhibit "A" which by reference is made a part herewith.

Tax parcel number: Part of 15-046-0058 & Part of 15-046-0061

SUBJECT TO: County and/or City taxes not delinquent, Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements and Reservations now of Record.

In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized Trustees on this the 27 day of ~~April~~ November 2013

The Dee F. Bitton Family Trust Agreement, dated December 31, 1979

By: Sheron B. Musgrave
Sheron B. Musgrave—Trustee

By: Deanne B. Phillips
Deanne B. Phillips—Trustee

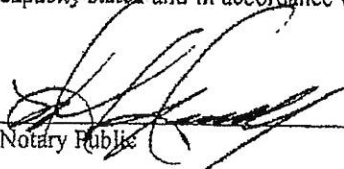
The Leone B. Bitton Family Trust Agreement, dated December 31, 1979

By: Sheron B. Musgrave
Sheron B. Musgrave—Trustee

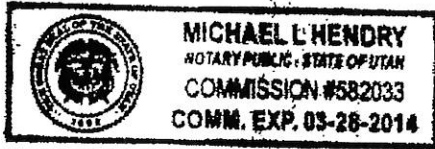
By: Deanne B. Phillips
Deanne B. Phillips—Trustee

State of Utah
County of Weber

On this the 27th day of November 2013, personally appeared before me, Sheron B. Musgrave and Deanne B. Phillips as Trustees of The Dee F. Bitton Family Trust Agreement dated December 31, 1979, the signers of this document who duly acknowledged to me that they executed this deed in the capacity stated and in accordance with the terms, conditions and stipulations of the named Trusts.

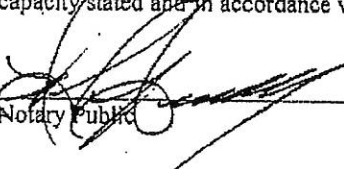


Notary Public



State of Utah
County of Weber

On this the 27th day of November 2013, personally appeared before me, Sheron B. Musgrave and Deanne B. Phillips as Trustees of the Leone B. Bitton Family Trust Agreement dated December 31, 1979, the signers of this document who duly acknowledged to me that they executed this deed in the capacity stated and in accordance with the terms, conditions and stipulations of the named Trust.



Notary Public

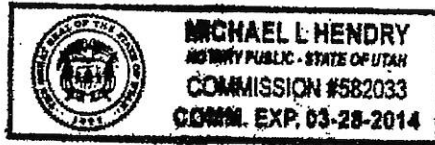


EXHIBIT "A"

15-046-0065^A

LLK

15-046-0062 (15-046-0058.0061)

Part of Lot 17, Section 16, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point South 2 deg 43 min West 701.00 feet from the Northwest corner of said Lot 17 to the Southwest corner of the real property owned by T. Carter Musgrave and Jordan Musgrave which at the time of execution of this deed was identified as Weber County Tax Parcel Number 15-046-0060 and running thence East 436.00 feet along said South line of T. Carter Musgrave and Jordan Musgrave parcel extended; thence South 2 deg 43 min West 100.00 feet, more or less, to the North line of real property owned by Dan T. Musgrave and Me'Chel M. Musgrave, extended, which at the time of execution of this deed was identified as Weber County Tax Parcel Number 15-046-043; thence West along the North line of the Dan T. Musgrave and Me'Chel M. Musgrave parcel extended 436.00 feet; thence North 2 deg 43 min East 100.00 feet, more or less, to the point of beginning.

Less and excepting there from any portion of the subject property lying within the boundaries of 4100 West Street.

PART OF S.W. 1/4
SECTION 16, T.6N., R.2W., S.L.B. & M.

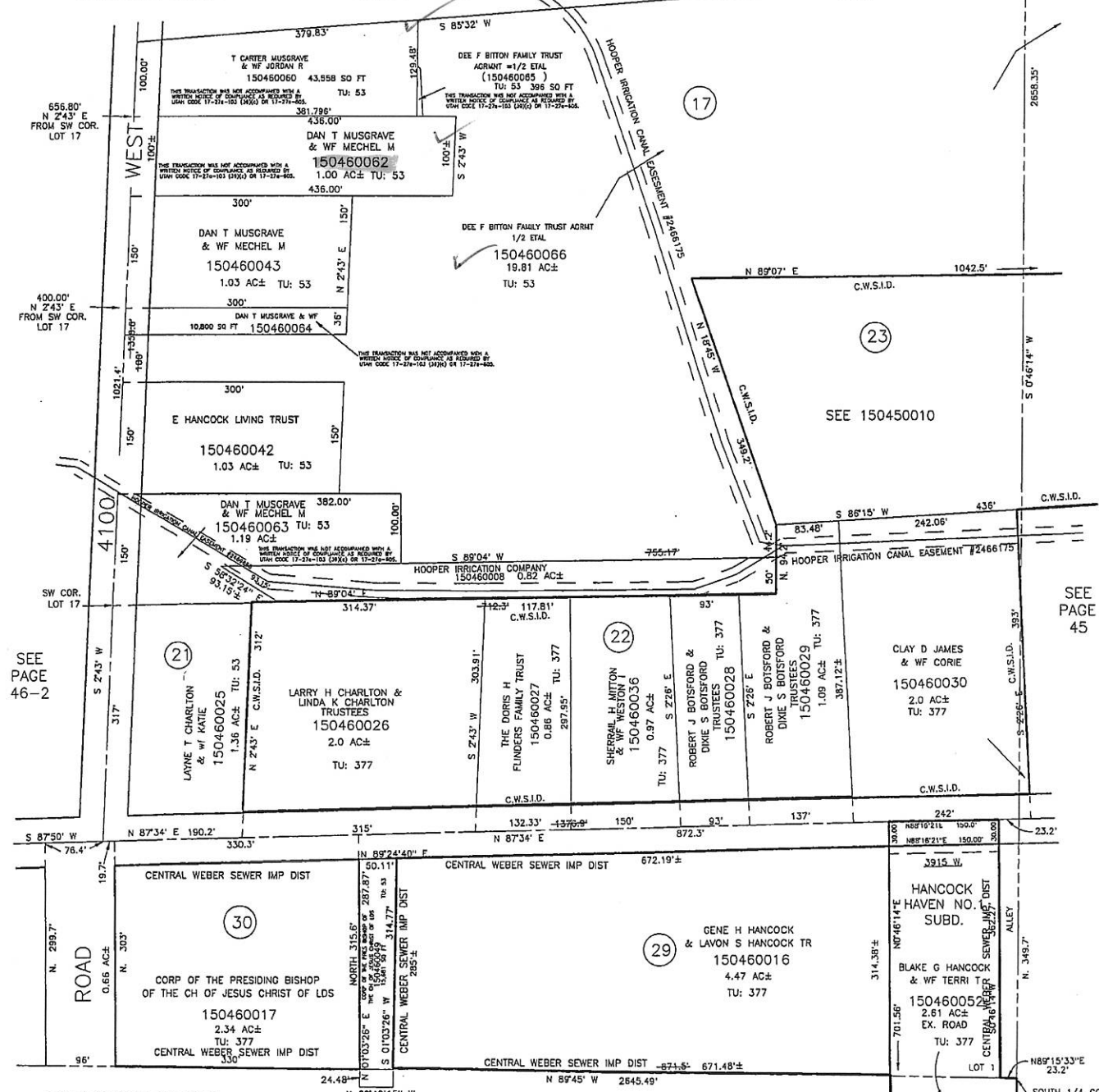
46-1

IN WEBER COUNTY

TAXING UNIT: 53, 377

SCALE 1" = 100'

SEE PAGE 46



SEE PAGE 46-2

SEE PAGE 45

BEARINGS & DISTANCES FOR SECTION LINES, DETERMINED BY STATE PLANE COORDINATES RECEIVED FROM WEBER COUNTY SURVEYORS OFFICE.

SEE PAGE 59

15

L.D.F. 12-91

MAIL TAX NOTICE TO:

800 South 4100 West
Ogden, Utah 84404



W2669731

E# 2669731 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
26-Dec-13 0134 PM FEE \$14.00 DEP SY
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED
(TRUST BY TRUSTEES OF TRUST)

The Dee F. Bitton Family Trust Agreement dated December 31, 1979 by a majority of its Trustees being Sheron B. Musgrave and Deanne B. Phillips, as to a 1/2 interest by authority of and in accordance with the terms, conditions and stipulations of said Trust, and

The Leone B. Bitton Family Trust Agreement dated December 31, 1979 by a majority of its Trustees being Sheron B. Musgrave and Deanne B. Phillips as to a 1/2 interest by authority of and in accordance with the terms, conditions and stipulations of said Trust, as

Grantor, hereby does hereby convey and warrant against all who claim by, through or under the Grantor to:

Dan T. Musgrave and Me'Chel M. Musgrave, husband
and wife as joint tenants with right of survivorship

Grantee, of Weber County, Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

See Legal Description on attached Exhibit "A" which by reference is made a part herewith.

Tax parcel number: Part of 15-046-0058 & Part of 15-046-0061

SUBJECT TO: County and/or City taxes not delinquent, Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements and Reservations now of Record.

In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized Trustees on this the 27 day of ~~April~~ November 2013

The Dee F. Bitton Family Trust Agreement, dated December 31, 1979

By: Sheron B. Musgrave
Sheron B. Musgrave—Trustee

By: Deanne B. Phillips
Deanne B. Phillips—Trustee

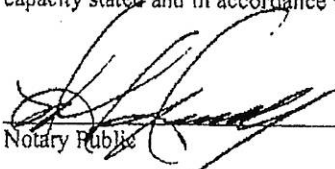
The Leone B. Bitton Family Trust Agreement, dated December 31, 1979

By: Sheron B. Musgrave
Sheron B. Musgrave—Trustee

By: Deanne B. Phillips
Deanne B. Phillips—Trustee

State of Utah
County of Weber

On this the 27th day of November 2013, personally appeared before me, Sheron B. Musgrave and Deanne B. Phillips as Trustees of The Dee F. Bitton Family Trust Agreement dated December 31, 1979, the signers of this document who duly acknowledged to me that they executed this deed in the capacity stated and in accordance with the terms, conditions and stipulations of the named Trusts.

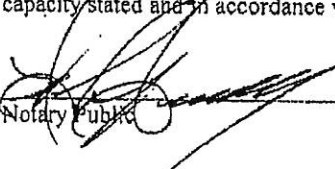


Notary Public



State of Utah
County of Weber

On this the 27th day of November 2013, personally appeared before me, Sheron B. Musgrave and Deanne B. Phillips as Trustees of the Leone B. Bitton Family Trust Agreement dated December 31, 1979, the signers of this document who duly acknowledged to me that they executed this deed in the capacity stated and in accordance with the terms, conditions and stipulations of the named Trust.



Notary Public



EXHIBIT "A"

15-046-0065^A

LLK

15-046-0062 (15-046-0058.0061)

Part of Lot 17, Section 16, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point South 2 deg 43 min West 701.00 feet from the Northwest corner of said Lot 17 to the Southwest corner of the real property owned by T. Carter Musgrave and Jordan Musgrave which at the time of execution of this deed was identified as Weber County Tax Parcel Number 15-046-0060 and running thence East 436.00 feet along said South line of T. Carter Musgrave and Jordan Musgrave parcel extended; thence South 2 deg 43 min West 100.00 feet, more or less, to the North line of real property owned by Dan T. Musgrave and Me'Chel M. Musgrave, extended, which at the time of execution of this deed was identified as Weber County Tax Parcel Number 15-046-043; thence West along the North line of the Dan T. Musgrave and Me'Chel M. Musgrave parcel extended 436.00 feet; thence North 2 deg 43 min East 100.00 feet, more or less, to the point of beginning.

Less and excepting there from any portion of the subject property lying within the boundaries of 4100 West Street.

Notarial Seal

G. W. H. Watson
Notary Public

Filed for record and recorded November 2, 1896 at 9 a.m.

Notary Public
J. G. Tyler
Recorder

Quit Claim Deed

D. A. Pierce, unmarried, grantor of Syracuse City, State of New York hereby Quit Claims to O. J. Silwell grantee of Ogden City, Weber County, for the sum of Two Hundred (\$200⁰⁰) Dollars, the following described tract of land in Weber County, State of Utah, Lot Number Four (4) in Block Number Two (2) in Valley View Addition to Ogden City Utah.

Witness the hand of the said grantor this 28th day of October A. D. one thousand eight hundred and ninety six.

Signed in Presence of } D. A. Pierce
Leonard L. Kouch

Harry J. Hamlin
State of New York } ss.
County of Onondaga }

On the 28th day of October A. D. 1896. Personally appeared before me D. A. Pierce the signer of the above instrument who duly acknowledged to me that he executed the same. My commission expires March 30, 1897.

Notarial Seal

Leonard L. Kouch
Notary Public

Filed for record and recorded Nov. 4, 1896 at 3¹⁸ p.m.

J. G. Tyler
Recorder

BK 26 Pg. 577

Quit Claim Deed

Alvin Stander and Emma Stander, his wife, Grantors of Box Elder County, Utah Territory, hereby Quit Claim to John E. Bolton Grantee of West Weber, Weber County, Utah Territory, for the sum of

X

One hundred and fifty (\$150⁰⁰) Dollars, the following described tract of land in Weber County, Utah Territory, a part of the South West $\frac{1}{4}$ of Section Sixteen (16) Township Six (6) North of Range Two (2) West of Salt Lake Meridian U. S. Survey. Beginning Twenty (20) rods and Six (6) feet north from the South East corner of aforesaid quarter Section. thence East Eighteen (18) rods. thence North West Twenty two (22) rods. thence West Twenty seven (27) rods and 10 feet. thence South four (4) rods. thence West Forty (40). thence South Sixteen (16) rods. thence East Sixty two (62) rods. and twelve (12) feet to the place of beginning. containing eight and one half (8 $\frac{1}{2}$) acres more or less.

Witness the hand of the said Grantor this 2nd day of April A. D. 1895

Signed in Presence of } Alvin Stander.
R. S. Guthrie. } Emma Stander.

Territory of Utah. }
County of Box Elder. } On the 2nd day of April A. D. 1895. personally appeared before me Alvin Stander and Emma Stander his wife the signors of the above instrument who acknowledged to me that they executed the same.

Notarial seal.

R. S. Guthrie.
Notary Public.
Commission Expires Jan. 9. 1897.

Filed for record and recorded Nov. 3. 1896. at 3 P. M.
J. G. Fisher
County Recorder

Quit Claim Deed.

S. Christena Brown wife of W. R. Brown Grantor of Ogden City, Weber County, Utah Territory, hereby convey and Quit Claim John C. Simmons Grantee of Ogden for the sum of One Dollar Dollars the following described tract of land in Weber County, Utah Territory, a part of the N. E. $\frac{1}{4}$ of Sec. 17. Township 6. North of Range 11 West of the Salt Lake Meridian U. S. Survey. Beginning at a point on the East