

WHEN RECORDED, MAIL TO:
Alan and Cynthia Franke
3392 N 2575 South
Ogden, Utah 84404



W2918044

EH 2918044 PG 1 OF 1
LEANN H KILTS, WEBER COUNTY RECORDER
30-APR-18 429 PM FEE \$10.00 DEP JKC
REC FOR: ALAN FRANKE

Warranty Deed

Weber County Affecting Tax ID. No.15-045-0064

Lavar Jay Hipwell, with Full Rights of Survivorship, Grantor, of Ogden, County of Weber, State of Utah, hereby CONVEYS AND WARRANTS to Alan W. and Cynthia A. Franke, Grantee, of Ogden, County of Weber, State of Utah, for the sum of TEN (\$10.00), dollars, and other good and valuable considerations, the following described parcel of land in Weber County, State of Utah, to-wit:

A parcel of land, being part of an entire tract of property recorded as Entry No. 2480293 in the Weber County Recorder's Office, All of Lot 12 & part of Lot 13, Section 16, T. 6 N., R. 2 W., S.L.B&M. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest Corner of said Lot 12 and running thence North 87°57' East 1036.80 feet, thence South 4° 27' East 450 feet, thence North 87° 57' East 323.40 Feet, thence South 4° 27' thence East 33.97 feet more or less, thence South 88° 57' 1378.55 feet to the west Boundary of Lot 13, thence North 2° 15' West 482.7 feet to the point of beginning at the northwest corner of said lot 12. The above parcel contains 11.96 acres or 520,977 Square feet.

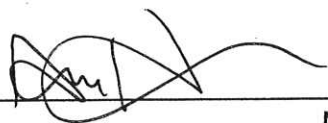
Subject to the right of way for 3600 West Street.

WITNESS, the hand of said Grantor, this 30th day of April, A.D. 20 18.

STATE OF Utah)
) ss.
COUNTY OF Weber)


Grantor, Lavar Jay Hipwell
with Full Rights of Survivorship

On the date first above written personally appeared before me,
Lavar Jay Hipwell, with Full Rights of Survivorship, the signer of the within and foregoing instrument, who duly acknowledged to me that they executed the same.



Notary Public

