



\*W2759688\*

E# 2759688 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
07-Oct-15 11:12 AM FEE \$14.00 DEP DB  
REC FOR: FIRST AMERICAN - SOUTH OGDEN  
ELECTRONICALLY RECORDED

Recording Requested by:  
First American Title Insurance Agency, LLC  
6033 S. Fashion Pointe Dr, Ste 90  
South Ogden, UT 84403  
(801)479-4113

AFTER RECORDING RETURN TO:  
Robert E. Ferguson and Jill B. Ferguson  
547 East Happy Hollow Road  
Kaysville, UT 84037

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

### WARRANTY DEED

Escrow No. 396-5617858 (AAW)

A.P.N.: 20-015-0013

*20-015-0013*

Richard M. Allen and Karla S. Allen, Trustees, or their successors in trust, under the Richard and Karla Allen Family Living Trust, dated July 16, 2011, and any amendments thereto, as to parcel, Grantor, of Eden, Weber County, State of UT, hereby CONVEY AND WARRANT to

Robert E. Ferguson and Jill B. Ferguson, Husband and Wife as Joint Tenants Grantee, of Kaysville, Davis 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:

**PARCEL 1:**

PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 0°26'33" WEST 1438.29 FEET ALONG THE SECTION LINE AND EAST 619.58 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14; AND RUNNING THENCE NORTH 0°05'09" WEST 400 FEET; THENCE EAST 200 FEET; THENCE NORTH TO THE SOUTHERLY RIGHT OF WAY FENCE LINE OF THE PINEVIEW-HUNTSVILLE STATE HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY FENCE LINE TO A POINT NORTH 0°04'06" WEST OF A POINT EAST 671.07 FEET OF POINT OF BEGINNING; THENCE SOUTH 0°04'06" EAST ALONG AN EXISTING FENCE TO A POINT EAST 671.07 FEET FROM THE POINT OF BEGINNING; THENCE WEST 671.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT-OF-WAY: A STRIP OF GROUND 60 FEET WIDE, 30 FEET EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS NORTH 0°26'33" WEST 1378.29 FEET ALONG THE SECTION LINE AND EAST 619.21 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14; RUNNING THENCE NORTH 0°05'09" WEST 850.0 FEET; THENCE ALONG THE ARC OF A REGULAR 1129.91 FOOT RADIUS CURVE TO THE LEFT FOR A LENGTH OF 1157 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY FENCE OF THE PINEVIEW OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY FENCE OF THE PINEVIEW HUNTSVILLE STATE HIGHWAY.

PARCEL 2:

PART OF THE WEST ONE HALF OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 0°26'33" WEST 1838.29 FEET ALONG THE SECTION LINE AND EAST 619.58 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14; AND RUNNING THENCE EAST 200 FEET; THENCE NORTH TO THE SOUTHERLY RIGHT-OF-WAY FENCE LINE OF THE PINEVIEW-HUNTSVILLE STATE HIGHWAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY FENCE LINE TO THE SECTION LINE; THENCE ALONG ARC OF A 1129.91 FOOT RADIUS CURVE TO THE RIGHT FOR A LENGTH OF 1157 FEET, MORE OR LESS, THENCE SOUTH 0°26'33" EAST 390 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY: A STRIP OF GROUND 60 FEET WIDE, 30 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS NORTH 0°26'33" WEST 1838.29 FEET ALONG THE SECTION LINE AND EAST 619.21 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14, RUNNING THENCE NORTH 0°05'09" WEST 390.00 FEET AND THENCE ALONG THE ARC OF A REGULAR 1129.91 FOOT RADIUS CURVE TO THE LEFT FOR A LENGTH OF 1157 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY FENCE OF THE PINEVIEW HUNTSVILLE STATE HIGHWAY.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2014 and thereafter.

Witness, the hand(s) of said Grantor(s), this **October 6, 2015**.

Richard M. Allen and Karla S. Allen,  
Trustees, or their successors in trust, under  
the Richard and Karla Allen Family Living  
Trust, dated July 16, 2011, and any  
amendments thereto, as to parcel 1 and 2

  
Richard M. Allen, Trustee

  
Karla S. Allen, Trustee

STATE OF Utah )  
County of Weber )ss.

On October 11, 2015, before me, the undersigned Notary Public, personally appeared **Richard M. Allen and Karla S. Allen, Trustees under the Richard and Karla Allen Family Living Trust, dated July 16, 2011 Family Living**, 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: 3/11/17

Alice A. Welsh  
Notary Public

