

Mail to:  
Weber County  
2380 Washington Blvd.  
Ogden, Utah, 84401

### QUITCLAIM DEED

Tax ID No. 21-024-0042

Pin No. NA

Project No. 500 S. ROW per WC 108-7-19(a)

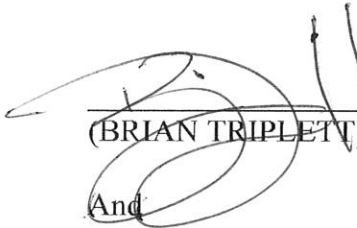
Grantor (BRIAN TRIPLETT AND VALERIE TRIPLETT, HUSBAND AND WIFE, AS JOINT TENANTS), for good and valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release, and forever quitclaim to WEBER COUNTY, a political subdivision of the State of Utah, the following described tract of land in Weber County, Utah:

SEE *EXHIBIT A* AND *EXHIBIT B*

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY CURRENTLY OF RECORD.

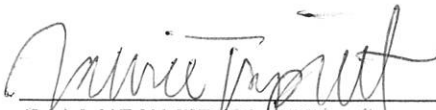
This quitclaim deed, when executed as required by law, shall have the effect of a conveyance of all right, title, interest, and estate of the grantor in and to the premises herein described and all rights, privileges, and appurtenances thereunto belonging, at the date of the conveyance. Furthermore, this quitclaim deed is intended for right-of-way purposes as defined in Utah Code Ann. § 72-1-102(19).

Witness the hand of said Grantor this 18 day of March, 2022

  
\_\_\_\_\_  
(BRIAN TRIPLETT), Grantor

And

Witness the hand of said Grantor this 18 day of March, 2022

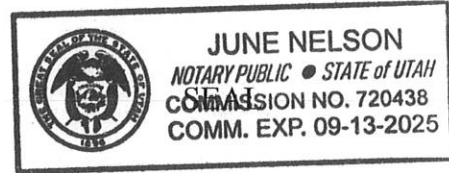
  
\_\_\_\_\_  
(VALERIE TRIPLETT), Grantor

STATE OF UTAH            )  
  :SS  
COUNTY OF WEBER        )

On this 18 day of March, in the year 2022, before me,  
June Nelson a notary public, personally appeared  
BRIAN TRIPLETT AND VALERIE TRIPLETT, HUSBAND AND WIFE, AS JOINT  
TENANTS, the signer(s) of the foregoing instrument, who proved on the basis of satisfactory  
evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and duly  
acknowledged to me that (he/she/they) executed the same.

Witness my hand and official seal.

June Nelson  
Notary Public  
My Commission Expires:



Acceptance by Board of County  
Commissioners of Weber County

Attest:  
Ricky Hatch  
Weber County Clerk Auditor

# EXHIBIT A

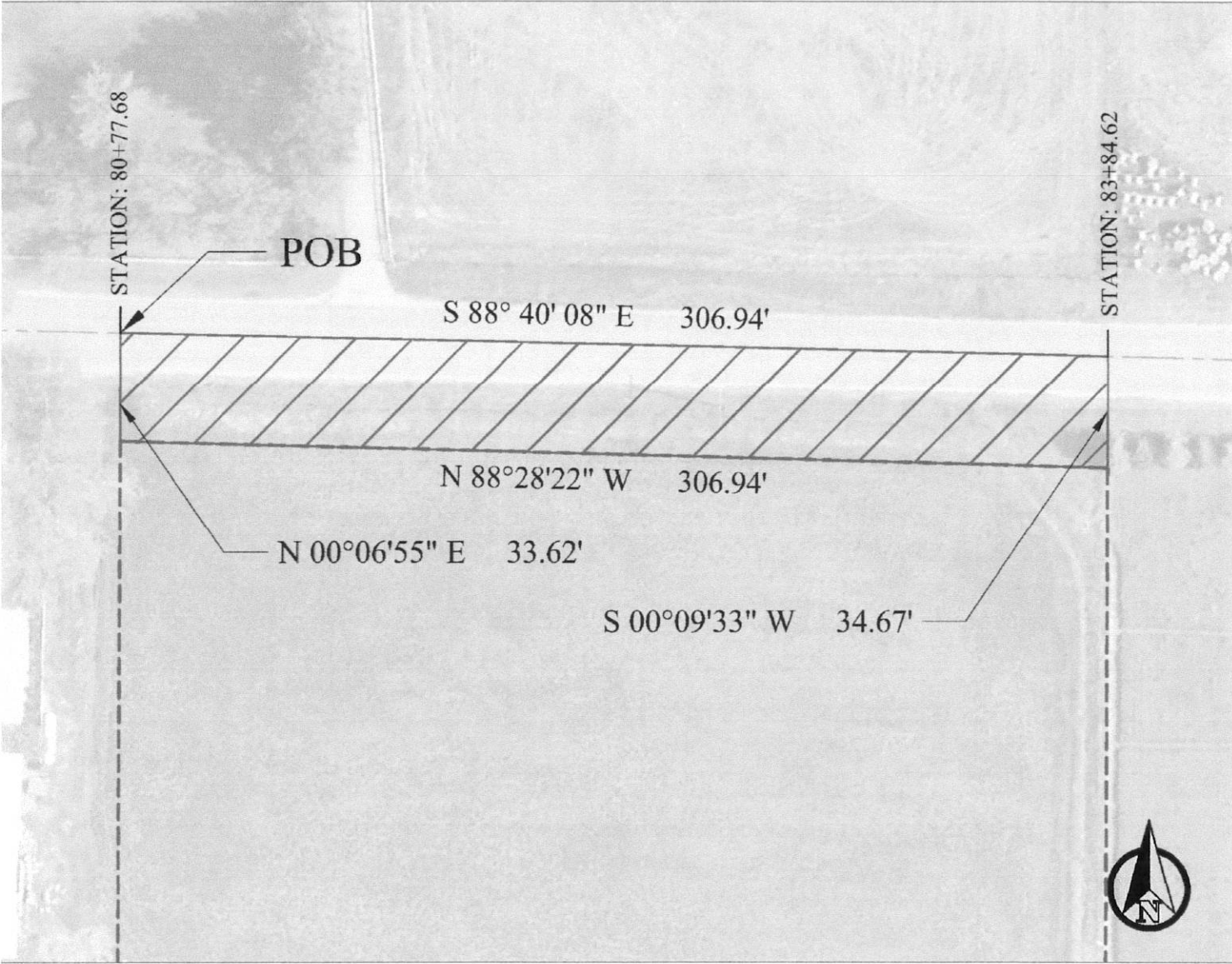
A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING SOUTH 89° 16' 51" EAST BETWEEN THE WEST QUARTER CORNER OF SAID SECTION (KNOWN AS 6N2E17E) AND THE EAST QUARTER CORNER OF SAID SECTION (KNOWN AS 6N2E16E).

BEGINNING AT A POINT ON THE SURVEYED CENTERLINE OF 500 SOUTH STREET (AS SHOWN ON RECORD OF SURVEY #6820 ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER/SURVEYOR) AT STATION 80+77.68, SAID POINT IS ALSO ON A PROJECTION OF THE GRANTOR'S WESTERLY PROPERTY LINE, SAID POINT IS SOUTH 64°14'30" EAST A DISTANCE OF 1,777.46 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 16; AND RUNNING THENCE SOUTH 88°40'08" EAST A DISTANCE OF 306.94 FEET ALONG THE CENTERLINE OF 500 SOUTH STREET TO STATION 83+84.62 WHICH IS ON A PROJECTION OF THE GRANTOR'S EASTERLY PROPERTY LINE; THENCE SOUTH 00°09'33" WEST A DISTANCE OF 34.67 FEET, MORE OR LESS, ALONG SAID EASTERLY PROJECTION, TO A REBAR AND CAP SET AT THE NORTHEAST CORNER OF PARCEL #2 AS SHOWN ON RECORD OF SURVEY #5736 ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER/SURVEYOR; THENCE NORTH 88°28'22" WEST A DISTANCE OF 306.94 FEET, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL #2 TO A REBAR AND CAP SET AT THE NORTHWEST CORNER OF PARCEL #2; THENCE NORTH 00°06'55" EAST A DISTANCE OF 33.62 FEET, MORE OR LESS, ALONG A PROJECTION OF THE GRANTOR'S WESTERLY PROPERTY LINE, TO THE CENTERLINE OF 500 SOUTH STREET AND THE POINT OF BEGINNING.


THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10,477 SQUARE FEET, OR 0.24 ACRE, OF WHICH 6,878 SQUARE FEET ARE CURRENTLY IN THE EXISTING RIGHT-OF-WAY, BALANCE 3,599 SQUARE FEET OR 0.08 ACRE.

NOTE: ROTATE MEASURED BEARINGS ABOVE BY 00°17'21" TO MATCH BEARINGS SHOWN ON RECORD OF SURVEY #5736.

# EXHIBIT B



## Legend

- Location of Centerline of 500 South Street from Record of Survey #6820
-  Location of boundary description (Reference: Exhibit A)
- Location of Boundary of Parcel #2 from Record of Survey #5736

## OWNERSHIP RECORD

Title by: Weber County Recorder/Surveyor's Office

Date: 17/03/2022

County: Weber

Parcel. 21-024-0042

Type Ownership: Private

Tax ID Numbers. 21-024-0042

Project Name. 500 S. ROW per WC 108-7-19(a)

Pin No. NA

Recorded Owners: BRIAN TRIPLETT AND VALERIE TRIPLETT

Property Location: 8989 E. 500 S. Huntsville, Utah

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Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
2879460	NA	NA	WARRANTY DEED	09/18-19/2017	09/19/2017

### Description:

A PART OF LOT 33, OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF RIVER RANCH, A SUBDIVISION IN HUNTSVILLE, WEBER COUNTY, UTAH, SAID POINT IS 1259.21 FEET NORTH 89 DEG 42 MIN 47 SEC WEST 824.91 FEET DUE NORTH AND 267.98 FEET NORTH 82 DEG 53 MIN 54 SEC EAST ALONG SAID NORTHERLY BOUNDARY LINE, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16; AND RUNNING THENCE NORTH 00 DEG 02 MIN 17 SEC WEST 1009.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF 500 SOUTH STREET; THENCE SOUTH 88 DEG 45 MIN 43 SEC EAST 306.94 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 00 DEG 00 MIN 04 SEC WEST 964.47 FEET TO SAID NORTHERLY BOUNDARY LINE OF RIVER RANCH; THENCE SOUTH 82 DEG 53 MIN 54 SEC WEST 308.55 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

Grantor: BRIAN TRIPLETT, VALERIE TRIPLETT, DOUGLASS TRIPLETT AND KAY TRIPLETT

Tax notice to be mailed to:  
Brian Triplett



"W2879460"

EA 2879460 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
19-SEP-17 152 PM FEE \$16.00 DEP DC  
REC FOR: BRIAN TRIPLETT

WARRANTY DEED

Brian Triplett, Valerie Triplett, Douglas Triplett and Kay Triplett,

hereinafter referred to as Grantor does hereby convey and warrant as to:


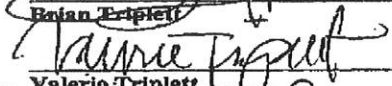

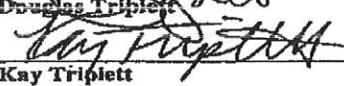
Brian Triplett and Valerie Triplett, husband and wife, as joint tenants,  
as "Grantee"

for the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the Grantors right, title and interest in and to the following described real property, located in the County of Weber County, State of Utah, more particularly described as follows:

See Exhibit "A"  
21-024-0013, 21-024-0017, 21-024-0031

21-024-0042 (21-024-0017, 21-024-0031) <sup>DD</sup> <sup>BT</sup> CUM

Subject to easements, restrictions and rights of way of record by deed or by prescription. Together with any and all water rights appurtenant to the subject property.

 _____ Brian Triplett	9/18/17 _____ Date
 _____ Valerie Triplett	9/18/17 _____ Date
 _____ Douglas Triplett	9/19/17 _____ Date
 _____ Kay Triplett	9/19/17 _____ Date

9/18/17 _____ Date
9/18/17 _____ Date
9/19/17 _____ Date
9/19/17 _____ Date

bst

ds

State of Utah  
County of Wasatch

On this the 18<sup>th</sup> day of September, 2017, personally appeared before me, Brian Triplett and Valerie Triplett, the signer of the foregoing instrument who duly acknowledged to me that he executed this document.

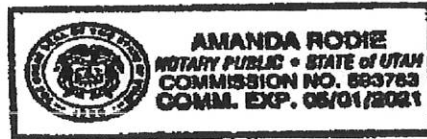
Amy Terry  
Notary Public



State of Utah  
County of Weber

On this the 19 day of September, 2017, personally appeared before me, Douglas Triplett and Kay Triplett, the signer of the foregoing instrument who duly acknowledged to me that he executed this document.

Amanda Rodie  
Notary Public



## EXHIBIT "A"

A PART OF LOT 33, OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF RIVER RANCH, A SUBDIVISION IN HUNTSVILLE, WEBER COUNTY, UTAH, SAID POINT IS 1259.21 FEET NORTH 89 DEG 42 MIN 47 SEC WEST 824.91 FEET DUE NORTH AND 267.98 FEET NORTH 82 DEG 53 MIN 54 SEC EAST ALONG SAID NORTHERLY BOUNDARY LINE, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16; AND RUNNING THENCE NORTH 00 DEG 02 MIN 17 SEC WEST 1009.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF 500 SOUTH STREET; THENCE SOUTH 88 DEG 45 MIN 43 SEC EAST 306.94 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 00 DEG 00 MIN 04 SEC WEST 964.47 FEET TO SAID NORTHERLY BOUNDARY LINE OF RIVER RANCH; THENCE SOUTH 82 DEG 53 MIN 54 SEC WEST 308.55 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.