

WARRANTY DEED

FRED D. ANDERSON, Grantor,
hereby conveys and warrants to
WILLIAM D. ANDERSON, Grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Weber County, Utah:

PART OF THE WEST 1/2 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 175 FEET EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER SECTION; RUNNING THENCE EAST 275 FEET; THENCE SOUTH 26023'16" WEST 270 FEET; THENCE SOUTH TO THE NORTH LINE OF VALLEY GREEN ESTATES NO. 2; THENCE SOUTH 29002'45" WEST TO A POINT NORTH 50D10' EAST 418.90 FEET SOUTH 617.40 FEET FROM THE NORTHWEST CORNER OF NORTHWEST CORNER OF NORTHEAST QUARTER OF NORTHWEST QUARTER; THENCE SOUTH 50D10' WEST 418.90 FEET TO QUARTER OF QUARTER SECTION LINE; THENCE NORTH 467.40 FEET; THENCE EAST 175 FEET; THENCE NORTH 150 FEET TO POINT OF BEGINNING. OGS LU 15-091-0004
CONTAINING 3.32 ACRES.

WITNESS the hands of Grantor this 17 day of

Sept., 1995.

Fred D. Anderson
FRED D. ANDERSON

State of Utah)
) ss.
County of Weber)

On this 7th day of September, 1995,
personally appeared before me FRED D. ANDERSON, signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Christine L. Bissenden
Notary Public

Ogden, Utah
10-05-95



E# 1486821 BR1875 PG1656
DOUG CROFTS, WEBER COUNTY RECORDER
08-AUG-97 251 PM FEE \$10.00 DEP NH
REC FOR: WILLIAM D. ANDERSON



W3191284

Recording Requested by:
First American Title Insurance Company
5929 S Fashion Pointe Dr, Ste 120
South Ogden, UT 84403
(801)479-6600

E# 3191284 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
19-Oct-21 1041 AM FEE \$40.00 DEP TN
REC FOR: FIRST AMERICAN - FASHION POINTE
ELECTRONICALLY RECORDED

Mail Tax Notices to and
AFTER RECORDING RETURN TO:

William D. Anderson
4047 W. 2550 S.
Ogden, UT 84401

ACCOMMODATION RECORDING ONLY.
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION OF
TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT.

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

SPECIAL WARRANTY DEED

Escrow No: **338-6156763** (lks)
A.P.N.: **15-091-0004 0020**

Smith Rental Properties, LLC, Grantor, of **Ogden**, **Weber** County, State of **Utah**, hereby CONVEYS
AND WARRANTS only as against all claiming by, through or under it to

Anderson

William D. Smith, Grantee, of **Ogden**, **Weber** County, State of **Utah**, 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**:

**A part of the Northwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake
Base and Meridain, U.S. Survey: Beginning 653.5 feet West from the Northeast corner of said
Northwest Quarter, thence South 429 feet, more or less, to the Northeast corner of Lot 24,
Valley Green Estates No. 2; thence North 75D30' West 281.49 feet to the East lien of 4050
West Street; thence two courses along said street as follows: Northerly along the arc of a
538.92 foot radius curve to the right of 81.10 feet; and North 29D02'45" East 283.60 feet;
thence West 68.63 feet; thence South 29D02'45" West to a point 216.5 feet West and South
26D23'16" West 270 feet and South from the point of beginning; thence North to a point 216.5
feet West and South 26D23'16" West 270 feet from the point of beginning; thence North
26D23'16" East 270 feet to the North section line thence East 216.5 feet to beginning.
Subject to boundary line agreement E#3057032. Less and Except Huckleberry Subdivision
Pg 718**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for
the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **October 18, 2021**.

Melissa H. Smith, Member/Manager

Michael R. Smith, Member/Manager

A.P.N.: 15-091-0004 0020

Special Warranty Deed - continued

File No.: 338-6156763 (lks)

Witth/0/Adde66d

STATE OF Utah)
County of Weber) ss.

On 10-18-2021, before me, the undersigned Notary Public, personally appeared **Smith Rental Properties, LLC**, by Melissa H. Smith and Michael R. Smith, Member/Managers 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: 12-6-2021

Lori K. Singleton
Notary Public

