SPECIAL WARRANTY DEED

Karen McCain, of Ogden, Weber County, State of Utah, **Grantor**, hereby CONVEYS to **THE KAREN S. McCAIN FAMILY TRUST, Dated the 7th day of February, 2019, Karen S. McCain, Trustee,** of Ogden, Weber County, State of Utah, **Grantee,** for good and valuable consideration the receipt and sufficiency of which are each hereby acknowledged, certain real property situated and located in Weber County, State of Utah, being more particularly described as follows:

PART OF LOT 6, BLOCK 17, PLAT "C", OGDEN CITY SURVEY: BEGINNING AT A POINT 163.1 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 6, AND RUNNING THENCE WEST 51.9 FEET, MORE OR LESS, TO 115 FEET EAST FROM THE WEST LINE OF SAID LOT 6; THENCE SOUTH 133.15 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 6; THENCE EAST 51.9 FEET, MORE OR LESS, TO A POINT SOUTH OF BEGINNING; THENCE NORTH 133.15 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY ABUTTING THEREON. BOOK 1514, PAGE 1190.

LAND SERIAL/PARCEL NO. 02-014-0020.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

AND the GRANTOR binds herself and her successors to warrant the title against her acts and none other, subject to the matters above set forth.
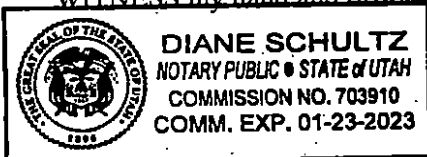
WITNESS the hand of said Grantor this 7th day of February, 2019.

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Karen McCain, Grantor

STATE OF UTAH   )
                                     ss:
COUNTY OF WEBER   )

SUBSCRIBED AND SWORN to me by Karen McCain before me and well known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 7th day of February, 2019.

DIANE SCHULTZ
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 703910
COMM. EXP. 01-23-2023

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Notary Public in and for said State.