

BT  
AS



\*W2996742\*

EH 2996742 PG 1 OF 4  
LEANN H KILTS, WEBER COUNTY RECORDER  
13-AUG-19 1108 AM FEE \$40.00 DEP TM  
REC FOR: DEAN

AFTER RECORDING RETURN TO:  
Ogden City Corporation  
Office of City Attorney  
2549 Washington Blvd., #840  
Ogden, Utah 84401

06-096-0058 (06-096-0049) cum

06-096-0059 (06-096-0049) cum

06-096-0056 A Spj

06-096-0013 A Spj

06-096-0012 A Spj

**WARRANTY DEED**

ds

**Kathleen Dean, Trustee of the Dean Family Trust, dated July 2, 1992,**  
Grantor, hereby conveys and warrants to **Ogden City**, a Utah municipal corporation,  
Grantee, of 2549 Washington Boulevard, Ogden, Weber County, State of Utah, for the  
sum of Ten Dollars and other good and valuable consideration, the receipt of which is  
hereby acknowledged, the following land in Weber County, State of Utah:

All those portions of Grantor's Parcel (defined below) which Grantor owns or in  
which Grantor has any legal or equitable interest and that are located in the  
following described tract of land:

Skyline Parkway Boundary Description

Being a part of the Southeast Quarter of Section 10, Township 5 North, Range 1  
West, Salt Lake Base and Meridian.

Beginning at a point on the Southerly line of Quail Ridge Estates Phase #8, said  
point being S.0°42'52"W., (S.0°42'24"W.) along the section line, 359.46 feet and  
N.89°17'08"W. 903.08 feet from the East Quarter Corner of said Section 10., and  
running thence along a 588.16 foot radius curve to the right a distance of 185.98  
feet (long chord bears S.8°51'22"E., 185.21 feet); Thence S0°12'10"W. 83.60  
feet; Thence along a 348.09 foot radius curve to the right a distance of 136.72  
feet (long chord bears S.11°27'18"W. 135.85 feet); Thence S.22°42'27"W. 85.06  
feet; Thence along a 275.35 foot radius curve to the left a distance of 108.14 feet  
(long chord bears S.11°27'23"W. 107.45 feet); Thence S.0°12'18"W. 232.25 feet;  
Thence along a 272.09 foot curve to the left a distance of 200.52 feet (long chord  
bears S.20°54'28"E. 196.02 feet); Thence along a 348.09 foot radius curve to the  
right a distance of 198.25 feet (long chord bears S.25°42'18"E. 195.58 feet), to  
the North right of way line of 4600 South Street; Thence along said North right of  
way line and along a 798.32 foot radius curve to the left a distance of 86.66 feet  
(long chord bears N.79°45'32"W. 86.62 feet); Thence along a 268.09 foot radius  
curve to the left a distance of 123.53 feet (long chord bears N.28°49'14"W.  
122.44 feet); Thence along a 352.09 foot radius curve to the right a distance of

b

259.48 feet (long chord bears N.20°54'28"W. 253.65 feet); Thence N.0°12'18"E. 232.25 feet; Thence along a 355.35 foot radius curve to the right a distance of 139.56 feet (long chord bears N.11°27'23"E. 138.67 feet); Thence N.22°42'27"E. 85.06 feet; Thence along a 268.09 foot radius curve to the left a distance of 105.30 feet (long chord bears N.11°27'18"E. 104.62 feet); Thence N.0°12'10"E. 83.60 feet; Thence along a 508.16 foot radius curve to the left a distance of 162.78 feet (long chord bears N.8°58'26"W. 162.08 feet); Thence N.15°08'04"W. 24.86 feet, to the South line of said Quail Ridge Estates Phase #8; Thence S.89°02'56"E. 83.27 feet, to the point of beginning.

Contains 97,820 Sq. Ft. or 2.25 Acres, more or less.

Grantor's Parcel is defined as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY: BEGINNING: AT THE NORTHEAST CORNER OF MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUM PHASE 5 WHICH IS ALSO THE NORTHWEST LINE OF SKYLINE DRIVE AND THE SOUTH LINE OF 4600 SOUTH STREET, RUNNING THENCE TO THE LEFT ALONG A 898.75 FOOT RADIUS CURVE FOR A DISTANCE OF 342.10 FEET, (THE LONG CHORD BEARING SOUTH 87D46'47" WEST 340.04 FEET), THENCE SOUTH 76D52'31" WEST 278.11 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF A 967.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 45.96 FEET, THENCE SOUTH 74D09'07" WEST 95.26 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF A 741.72 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 30.21 FEET, THENCE NORTH 26D51'54" WEST 33 FEET, THENCE NORTH 38D59'06" WEST 21.46 FEET, THENCE ALONG A 329 FOOT RADIUS CURVE 100 FEET, THENCE NORTH 6D19' EAST 39.22 FEET, THENCE NORTH 73D29'10" EAST 300.49 FEET, THENCE NORTH 6D19' EAST 298.10 FEET, THENCE EAST 864.37 FEET, THENCE SOUTH 9D43' WEST 400 FEET, MORE OR LESS, TO QUAIL CREEK CHATEAUX NO. 1; THENCE NORTHWESTERLY ALONG SAID SUBDIVISION TO THE POINT OF BEGINNING. EXCEPT 4600 SOUTH ROAD DEDICATION 43-13. EXCEPT THAT PART IN 4600 SOUTH STREET (PLATS 24-74 AND 75). ALSO EXCEPT: PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING AT A POINT WHICH IS 1745.26 FEET WEST AND 938.12 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 10 AND

RUNNING THENCE NORTH 73D29'10" EAST 300.49 FEET THENCE SOUTH 6D19' WEST 33 FEET, MORE OR LESS, TO THE NORTH LINE OF 4600 SOUTH STREET, THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID 4600 SOUTH STREET TO A POINT WHICH IS SOUTH 6D19' WEST 39.22 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 6D19' EAST 39.22 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 20.00 FOOT WIDE ACCESS EASEMENT BEING 20.0 FEET TO THE LEFT (SOUTH AND EAST) OF THE FOLLOWING DESCRIBED LINE, A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY BEGINNING AT A POINT 1320 FEET NORTH ALONG THE SECTION LINE AND 300 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 10, RUNNING THENCE WEST 560 FEET, THENCE SOUTH 220 FEET, MORE OR LESS, TO THE NORTH LINE OF RIGHT OF WAY LINE OF 4600 SOUTH STREET. (E# 1834389 2217 1314)

Land Serial Number 06-096-0049

Subject to easements, restrictions and rights of way appearing of record and without reversionary interests of any kind.

Witness, the hand of said Grantor, this 2nd day of November, <sup>2018</sup>~~2017~~.

**Kathleen Dean, Trustee of the Dean Family Trust,  
dated July 2, 1992**

Kathleen E. Dean, Trustee

STATE OF UTAH            )  
                                  :ss.  
COUNTY OF WEBER        )

On the 2 day of November, <sup>2018</sup>~~2017~~, personally appeared before me, Kathleen Dean, Trustee of the Dean Family Trust, dated July 2, 1992, the

signer of the within instrument, who duly acknowledged to me that she executed the same with authority on behalf of Grantor.

*Sherril Webb*

Notary Public

