



\*W3100245\*

EH 3100245 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
09-NOV-20 357 PM FEE \$40.00 DEP TN  
REC FOR: THE DOCW35

Recording Requested by:  
AFTER RECORDING RETURN TO:  
THE DOCW35 TRUST  
2637 N Washington Blvd #117  
Ogden, UT 84414

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
THE DOCW35 TRUST  
2637 N Washington Blvd #117  
Ogden, UT 84414

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

### SPECIAL WARRANTY DEED

A.P.N.: 22-023-0021 AND 22-023-0153

**GREG KENDRICK, A MARRIED MAN**, Grantor, of **OGDEN, Weber County**, State of **UT**, hereby CONVEY AND WARRANT to

**THE DOCW35 TRUST**, Grantee, of **Ogden, Weber 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 NO. 1:**

**A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.**

**BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3500 EAST STREET ALSO BEING THE SOUTHEAST CORNER OF HENDERSON FAMILY FARM LLC PROPERTY, TAX ID NO. 22-023-0154 AND ALSO BEING A POINT ON A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 2435406 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 57.20 FEET NORTH 89°23'46" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM A COTTON SPINDLE ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; RUNNING THENCE SOUTH 00°18'27" WEST 263.44 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 89°41'33" WEST (WEST BY RECORD) 470.00 FEET; THENCE SOUTH 00°18'27" WEST (SOUTH BY RECORD) 560.00 FEET; THENCE SOUTH 89°41'33" EAST (EAST BY RECORD) 470.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°18'27" WEST (SOUTH BY RECORD) 220.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LYLE SAVAGE PROPERTY, TAX ID NO. 22-096-0001 ALSO BEING THE NORTHEAST CORNER OF LOT 2, GEORGE HENDERSON SUBDIVISION, RECORDED AS ENTRY NO. 977682, ALSO BEING A POINT IN AN EXISTING FENCE LINE; THENCE ALONG THE BOUNDARY OF SAID LYLE SAVAGE PROPERTY AND SAID**

A.P.N.: 22-023-0021 AND  
22-023-0153

Special Warranty Deed - continued

**EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°41'33" WEST (WEST BY RECORD) 290.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; AND (2) SOUTH 00°18'27" WEST 300.00 FEET TO A POINT ON THE NORTH LINE OF SKYLINE MOUNTAIN BASE LLC PROPERTY, TAX ID NO. 22-023-0086 ALSO BEING A POINT IN AN EXISTING FENCE LINE; THENCE NORTH 89°31'20" WEST 1124.87 FEET (WEST 1095.60 FEET BY RECORD) TO THE SOUTHERLY PROJECTION OF THE EASTERLY LINE OF PINE CANYON INVESTMENT PROPERTIES LLC PROPERTY, TAX ID NO. 22-023-0150; THENCE ALONG SAID PROJECTION AND THEN SAID PINE CANYON INVESTMENT PROPERTIES LLC PROPERTY BEING AN EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 04°33'50" EAST 568.22 FEET; (2) NORTH 06°26'47" EAST 276.31 FEET; (3) NORTH 05°49'02" EAST 116.30 FEET; AND (4) NORTH 05°33'46" EAST 391.30 FEET TO THE NORTH LINE OF SAID QUARTER SECTION ALSO BEING SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 89°23'46" EAST (EAST BY RECORD) 1296.56 FEET ALONG SAID NORTH LINE AND SAID BOUNDARY LINE AGREEMENT TO THE POINT OF BEGINNING.**

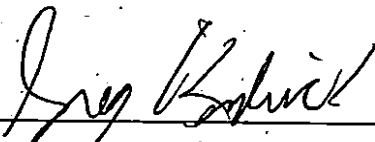
**PARCEL NO. 2:**

**A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.**

**BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3500 EAST STREET LOCATED 57.20 FEET NORTH 89°23'46" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND 263.44 FEET SOUTH 00°18'27" WEST FROM A COTTON SPINDLE ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; RUNNING THENCE SOUTH 00°18'27" WEST 560.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 89°41'33" WEST (WEST BY RECORD) 470.00 FEET; THENCE NORTH 00°18'27" EAST (NORTH BY RECORD) 560.00 FEET; THENCE SOUTH 89°41'33" EAST (EAST BY RECORD) 470.00 FEET TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this November 09, 2020.

  
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GREG KENDRICK

A.P.N.: 22-023-0021 AND  
22-023-0153

Special Warranty Deed - continued

STATE OF Utah )  
County of Weber )ss.

On November 09, 2020, before me, the undersigned Notary Public, personally appeared **GREG KENDRICK**, 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: 07/11/2023

Whitney Shupe  
Notary Public

