

File No. 035484

**When recorded return to:**

Lincoln Title Insurance Agency  
2225 Washington Boulevard, Suite 110  
Ogden, UT 84401



\*W3179104\*

E# 3179104 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
27-Aug-21 11:27 AM FEE \$40.00 DEP DAC  
REC FOR: LINCOLN TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

**Mail tax notice to:**

Grantee  
2714 Tyler Ave  
Ogden, UT 84403

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## SPECIAL WARRANTY DEED

KARLIE KIER AND SCOTT J. KIER AND LORA L. KIER "Grantor",

hereby CONVEYS and WARRANTS against all claiming by, through, or under it to:

KARLIE ANNE KIER, UNMARRIED WOMAN "Grantee",

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Weber County, State of Utah:

PART OF LOTS 1, 2 & 3, BLOCK 2, AMENDED PLAT, HIGHLAND ADDITION, OGDEN CITY, WEBER COUNTY, UTAH:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; RUNNING THENCE NORTH 48 FEET; THENCE EAST 69 FEET 2 INCHES; THENCE SOUTH 48 FEET; THENCE WEST 69 FEET 2 INCHES TO THE PLACE OF BEGINNING.  
TOGETHER WITH THE NORTH 1/2 OF THE CLOSED ALLEY ABUTTING SAID LOTS ON THE SOUTH.

14-088-0026

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record or enforceable in law or equity.

WITNESS, the hand of said grantor, this 23 day of Aug, 2021.

Karlie Kier  
KARLIE KIER

Scott J. Kier  
SCOTT J. KIER

Lora L. Kier  
LORA L. KIER

STATE OF UTAH )  
)ss. )  
COUNTY OF Weber )

On the 23 day of Aug, 2021, personally appeared before me **KARLIE KIER AND SCOTT J. KIER AND LORA L. KIER**, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

[Signature]  
Notary Public

My Commission Expires:

Residing at:

