



W3249489

Mail tax notice to:

2549 Washington Blvd., Ste. 120
Ogden, Utah 84401

E# 3249489 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
08-AUG-22 104 PM FEE \$.00 DC
REC FOR: OGDEN CITY

SPECIAL WARRANTY DEED

(Lot/Parcel Combination)

OGDEN CITY REDEVELOPMENT AGENCY, a public body, corporate and politic, as “Grantor,” of 2549 Washington Blvd., Ste. 120, Ogden City, County of Weber, State of Utah, for the purpose of eliminating prior lot descriptions and establishing a single tax identification number, hereby conveys and warrants against all who claim by, through, or under the Grantor, to OGDEN CITY REDEVELOPMENT AGENCY, a public body, corporate and politic, as “Grantee,” of 2549 Washington Blvd., Ste. 120, Ogden City, County of Weber, State of Utah, for the sum of one dollar (\$1.00) and other good and valuable consideration the following described tracts of land in Weber County, State of Utah, to wit:

All of Parcel ID number 01-026-0065, as further described in Exhibit "A" attached hereto and incorporated herein by reference.

The purpose of this conveyance is to clarify the property legal description and/or parcels together as one lot and/or parcel to be held hereafter in common ownership, unless subsequently subdivided in accordance with the requirements of law.

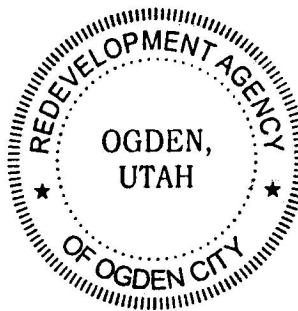
WITNESS the hand of said Grantor, this 8th day of August, 2022.

OGDEN CITY REDEVELOPMENT AGENCY,
a public body, corporate and politic

By: [Signature]
Michael P. Caldwell, Executive Director

Attest:

By: [Signature]
Agency Secretary



Approved as to Form:

By: [Signature]
Office of Agency Attorney

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On this 8th day of August, 2022, personally appeared before me, Michael P. Caldwell, who being by me duly sworn did say that he is the Executive Director of the Ogden City Redevelopment Agency, and that the foregoing instrument was signed on behalf of said entity, and he acknowledged to me that said entity executed the same.



[Signature]
NOTARY PUBLIC

EXHIBIT A

New legal description for property owned by the Agency

Property Address; 555 23rd Street, Ogden, Utah 84401

A PART OF LOTS 2, 3, 4, 8, AND OF 9, BLOCK 30, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 24TH STREET WHICH IS NORTH 88°41'16" WEST 245.97 FEET AND NORTH 01°18'44" EAST 49.50 FEET FROM A STREET MONUMENT FOUND MARKING THE SOUTHEAST CORNER OF SAID BLOCK 30 (BASIS OF BEARINGS IS NORTH 88°41'16" WEST 763.67 FEET MEAS. (EAST 763.85 FEET REC.) BETWEEN THE INTERSECTION MONUMENTS FOUND ON 24TH AND JEFFERSON AND 24TH AND ADAMS); RUNNING THENCE NORTH 88°41'16" WEST 219.54 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF RECORD OF SURVEY NO. 5106 AS RECORDED IN THE WEBER COUNTY SURVEYOR'S OFFICE; THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID RECORD OF SURVEY; (1) NORTH 01°18'56" EAST 153.49 FEET; (2) SOUTH 88°41'48" EAST 11.50 FEET; (3) NORTH 01°18'56" EAST 115.00 FEET; (4) SOUTH 88°41'48" EAST 5.60 FEET; (5) NORTH 01°19'05" EAST 229.87 FEET TO THE SOUTH LINE OF THAT PROPERTY AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AS ENTRY NO. 1532971; THENCE SOUTH 88°41'16" EAST 138.03 FEET ALONG SAID PROPERTY LINE AND THE SOUTH LINE OF THAT PROPERTY AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AS ENTRY NO. 2941230 TO THE WEST LINE OF THAT PROPERTY AS RECORDED IN ENTRY NO. 2950152 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 01°18'44" EAST 165.00 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET; THENCE SOUTH 88°41'16" EAST 62.85 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 01°18'44" WEST 427.68 FEET TO THE SOUTH LINE OF THAT PROPERTY AS RECORDED IN ENTRY NO. 2821965 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°41'16" EAST 1.53 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 01°18'44" WEST 235.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 114,119 SQUARE FEET OR 2.620 ACRES MORE OR LESS.