



W3288200

E# 3288200 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
23-Jun-23 02:56 PM FEE \$40.00 DEP DAC
REC FOR: LINCOLN TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

File No. 039290

Mail Tax Notice to Grantee(s) and
When Recorded Return to:
1148 Legacy Crossing Blvd
Centerville, UT 84014

SPECIAL WARRANTY DEED

Ogden City Redevelopment Agency, a body politic and political subdivision of the State of Utah,
Grantor(s),

hereby CONVEY(S) and WARRANT(S) to:

Henry Walker Construction, LLC, a Utah limited liability company, Grantee(s),

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 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 MEASURED (EAST 763.85 FEET RECORD) 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 SURVEYORS 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 RECORDERS 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 RECORDERS OFFICE AS ENTRY NO. 2941230 TO THE WEST LINE OF THAT PROPERTY AS RECORDED IN ENTRY NO. 2950152 IN THE WEBER COUNTY RECORDERS 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 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 RECORDERS 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.

Tax ID 01-026-0065

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.

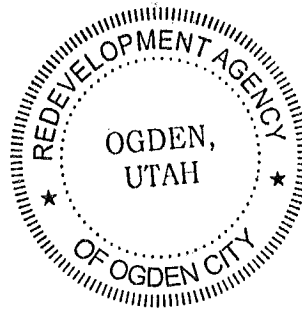
WITNESS, the hand of said grantor, this 13 day of June, 2023.

OGDEN CITY REDEVELOPMENT AGENCY,
a body politic and political subdivision of the State of Utah

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

ATTEST:

[Signature]
Secretary



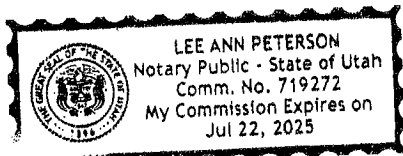
APPROVED AS TO FORM:

Agency Attorney

ACKNOWLEDGMENT

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

On this 13th day of June, 2023, personally appeared before me, Michael P. Caldwell and Tracy Hansen, who duly acknowledged that they are, respectively, the Executive Director and the Secretary of the Ogden City Redevelopment Agency, a public body, corporate and politic, of the State of Utah, and that the foregoing document was signed by them on behalf of said Ogden City Redevelopment Agency and they acknowledged to me that said Ogden City Redevelopment Agency executed the same.



[Signature]
Notary Public