



W3296571

E# 3296571 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
31-Aug-23 0210 PM FEE \$40.00 DEP DAC
REC FOR: FIRST AMERICAN TITLE INSURANCE COMP/
ELECTRONICALLY RECORDED

Recording Requested by:

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Natalie Ann Reid
2523 South 3500 West
OGDEN, UT 84401

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

WARRANTY DEED

Escrow No. **91623157LA (BM)**
A.P.N.: **15-170-0001**

Natalie Ann Reid who is FKA Natalie Kovach, Grantor, of **Ogden, Weber** County, State of **UT**, hereby CONVEY AND WARRANT to

Natalie Ann Reid, a married woman, 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**:

LOT 1, SHAW'S ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF LOT 1, SHAW'S ACRES SUBDIVISION SITUATE IN THE SE1/4 SE1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCELS OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID 3500 WEST STREET AND THE EXISTING NORTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET, WHICH POINT IS 33.00 FEET NORTH ALONG THE SECTION LINE AND 33.00 FEET NORTH 89°44'00" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 28; AND RUNNING THENCE NORTH 89°44'03" WEST 28.61 FEET ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 00°15'52" EAST 7.00 FEET; THENCE SOUTH 89°44'08" EAST 5.00 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUS OF 16.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 25.99 FEET, CHORD BEARS NORTH 45°07'56" EAST 23.39 FEET TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY

