



\*W3229055\*

Mall Recorded Deed and Tax Notice To:  
Jennifer Leathers, Co-Trustee  
4 Norwood Avenue  
Ross, CA 94957

E# 3229055 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
08-Apr-22 1143 AM FEE \$40.00 DEP TN  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 140030-BHM

## SPECIAL WARRANTY DEED

**Eleanor Sweet and Jennifer Leathers, having an address of 4 Norwood Ave., Ross, CA 94957, as Co-Trustees of The Sweet Family Trust dated February 9, 1990, under that certain Certification of Trust dated July 23, 2019 authorizing each Trustee to act alone for and in behalf of the Trust**

**GRANTOR(S)** of Ross, State of California, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Jennifer Leathers, as Co-Trustee of The Sweet Family Trust dated February 9, 1990, sub-trust Trust B-2**

**GRANTEE(S)** of Ross, State of California

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 01-003-0009 and 01-003-0010 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

**This deed is being recorded pursuant to the First Amendment to and Restatement of Sweet Family Trust dated February 12, 2002, which grants each Trustee authority to convey the Trust property and to correct the prior failure to divide the Trust estate between the two sub-trusts as required therein**

*[Signature on following page]*

Dated this 7<sup>th</sup> day of April, 2022.

The Sweet Family Trust dated February 9, 1990, under that certain Certification of Trust dated July 23, 2019 authorizing each Trustee to act alone for and in behalf of the Trust

BY: Eleanor Sweet  
Eleanor Sweet  
Co-Trustee

BY: Jennifer Leathers  
Jennifer Leathers  
Co-Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this \_\_\_\_\_ day of April, 2022, before me, personally appeared Eleanor Sweet, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of The Sweet Family Trust dated February 9, 1990, under that certain Certification of Trust dated July 23, 2019 authorizing each Trustee to act alone for and in behalf of the Trust.

See attached certificate 4

\_\_\_\_\_  
Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On this \_\_\_\_\_ day of April, 2022, before me, personally appeared Jennifer Leathers, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of The Sweet Family Trust dated February 9, 1990, under that certain Certification of Trust dated July 23, 2019 authorizing each Trustee to act alone for and in behalf of the Trust.

\_\_\_\_\_  
Notary Public

# CALIFORNIA CERTIFICATE of ACKNOWLEDGEMENT

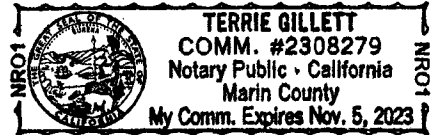
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Marin

On APR 07 2022, before me *Terrie Gillett, Notary Public*, personally appeared *Eleanor Sweet, Jennifer Leathers*, who 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 by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand & official seal.



*Terrie Gillett*  
Terrie Gillett, Notary Public

(Seal)

..... Optional Information .....

DESCRIPTION OF ATTACHED DOCUMENT  
*Special Warranty Deed 01-003-009 / 000*

### TYPE OF IDENTIFICATION

- Satisfactory evidence – photo ID card
- One credible witness acknowledging identity of principal
- Two credible witnesses acknowledging identity of principal

**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

**A PART OF LOT 2, BLOCK 3, PLAT "A", OGDEN CITY SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE EAST 8 RODS; THENCE NORTH 4 RODS; THENCE WEST 8 RODS; THENCE SOUTH 4 RODS TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**PART OF LOTS 2, 5, 9 & 10, ALL OF LOTS 3 & 4, BLOCK 3, PLAT A, OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, IN SAID BLOCK 3, RUNNING THENCE WEST 198 FEET ALONG THE SOUTH LINE OF SAID LOT 2, THENCE NORTH 66 FEET, THENCE WEST 132 FEET TO THE WEST LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE EAST LINE OF WASHINGTON BLVD, THENCE NORTH 368.55 FEET ALONG THE EAST LINE OF WASHINGTON BLVD, TO A POINT WHICH IS NORTH 37.5 FEET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 3, THENCE EAST 330 FEET TO THE EAST LINE OF SAID LOT 5, THENCE SOUTH 37.5 FEET TO THE NORTHWEST CORNER OF LOT 9, IN SAID BLOCK 3, THENCE EAST 165 FEET, THENCE SOUTH 66.55 FEET TO THE SOUTH LINE OF THE NORTH ½ OF SAID LOT 9, THENCE WEST 93.5 FEET, MORE OR LESS, TO A POINT 258.5 FEET WEST FROM THE EAST LINE OF SAID LOT 9, THENCE SOUTH 66.5 FEET SOUTH 24°11'17" EAST 41.43 FEET, THENCE SOUTH 60.75 FEET, THENCE WEST 7.1 FEET, THENCE NORTH 6.5 FEET, THENCE WEST 82.5 FEET, THENCE SOUTH 188 FEET, MORE OR LESS, ALONG THE EAST LINE OF LOTS 2, 3 AND 4, IN SAID BLOCK 3, TO THE POINT OF BEGINNING.**

**ALSO:**

**PART OF LOT 10, BLOCK 3, PLAT A, OGDEN CITY SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE EAST 1.99 FEET, THENCE SOUTH 21.75 FEET, THENCE WEST 1.99 FEET TO THE WEST LINE OF SAID LOT 10, THENCE NORTH ALONG SAID LINE 21.75 FEET TO BEGINNING.**

**TOGETHER WITH THAT PORTION OF DOXEY STREET VACATED BY ORDINANCE RECORDED JUNE 9, 1989 AS ENTRY NO. 1080858 IN BOOK 1562 AT PAGE 1217.**