



\*W3180273\*

Mail tax notice to:

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

Ø35374

E# 3180273 PG 1 OF 5  
Leann H. Kilts, WEBER COUNTY RECORDER  
31-Aug-21 0247 PM FEE \$40.00 DEP TN  
REC FOR: LINCOLN TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

## 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 numbers 01-026-0010, 01-026-0011, 01-026-0012, 01-026-0047, and 01-026-0048 as further described in Exhibit "A" attached hereto and incorporated herein by reference.

The purpose of this conveyance is to combine the lots 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.

The combined parcels are re-described in a single description in Exhibit "B" attached hereto and incorporated herein by reference.

ACCOMMODATION RECORDING ONLY  
LINCOLN TITLE INSURANCE AGENCY, INC.  
MAKES NO REPRESENTATION AS TO CONDITION  
OF TITLE, NOR DOES IT ASSUME ANY  
RESPONSIBILITY FOR VALIDITY, SUFFICIENCY  
OR AFFECT OF DOCUMENT.

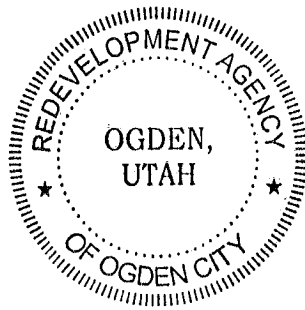
WITNESS the hand of said Grantor, this 20 day of August, 2021.

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

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

Attest:

By: [Signature]  
Agency Secretary



Approved as to Form:

By: \_\_\_\_\_  
Office of Agency Attorney

STATE OF UTAH            )  
  :SS  
COUNTY OF WEBER        )

On this 20 day of August, 2021, 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

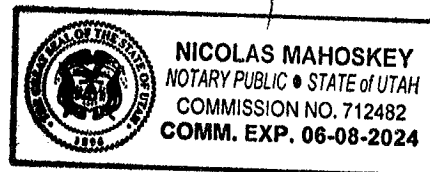


EXHIBIT A

Legal Description – Individual Parcels

Parcel 1:

PART OF LOT 2, BLOCK 30, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 2 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE EAST 66.5 FEET, THENCE NORTH 234 FEET, WEST 2.5 FEET, NORTH 96 FEET, THENCE WEST 66 FEET, THENCE SOUTH 206 FEET, THENCE EAST 2 FEET, SOUTH 124 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PERPETUAL RIGHT TO USE THE FOLLOWING DESCRIBED TRACT OF LAND FOR AS A ROAD WAY TO-WIT: PART OF LOT 9, BLOCK 30, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 2 RODS WEST OF THE NORTHEAST CORNER OF SAID LOT 9, AND RUNNING THENCE SOUTH 20 RODS, THENCE WEST 3 RODS, THENCE NORTH 12 FEET, THENCE EAST 37.5 FEET, THENCE NORTH 318 FEET, THENCE EAST 12 FEET TO THE PLACE OF BEGINNING.

Parcel No. 01-026-0010

Parcel 2:

PART OF LOTS 2 AND 3, BLOCK 30, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 2 FEET EAST FROM THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE WEST 67.485 FEET, THENCE NORTH 330 FEET; THENCE EAST 65.485 FEET, THENCE SOUTH 206 FEET, THENCE EAST 2 FEET, THENCE SOUTH 124 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH 1/2 OF THE VACATED STREET ABUTTING THEREON (1281-202).

Parcel No. 01-026-0011

Parcel 3:

PART OF LOTS 3, 4 AND 8, BLOCK 30, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING 42.485 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 3, THENCE WEST 58.985 FEET, THENCE NORTH 153.5 FEET, EAST 11.5 FEET, NORTH 115 FEET, EAST 5 FEET, NORTH 226.5 FEET, EAST 42.485 FEET, SOUTH 495 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH 1/2 OF THE VACATED STREET ABUTTING THEREON (1281-202).

Parcel No. 01-026-0012

Parcel 4:

PART OF LOTS 8 AND 9, BLOCK 30, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, THENCE WEST 65.485 FEET, NORTH 165 FEET, EAST 114.985 FEET, SOUTH 165 FEET, THENCE WEST 49.5 FEET TO BEGINNING. TOGETHER WITH 1/2 OF THE VACATED STREET ABUTTING THEREON (1281-202)

Parcel No. 01-026-0047

Parcel 5:

PART OF LOT 9, BLOCK 30, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 5 RODS WEST OF THE NORTHEAST CORNER OF SAID LOT 9, THENCE SOUTH 10 RODS, THENCE WEST 2.75 RODS, THENCE NORTH 10 RODS, THENCE EAST 2.75 RODS TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS OVER A PART OF LOT 9, BLOCK 30, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 119.875 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 9, AND RUNNING THENCE WEST 8 FEET, THENCE SOUTH 165 FEET, THENCE EAST 8 FEET, THENCE NORTH 165 FEET TO THE PLACE OF BEGINNING.

Parcel No. 01-026-0048

## EXHIBIT B

## Combined Legal Description

A PART OF LOTS 2, 3, 4, 8, AND 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 BLOCK 30 "PLAT A" (BASIS OF BEARINGS IS NORTH 88°41'16" WEST 763.67 FEET MEAS. (763.85 FEET REC.) BETWEEN THE INTERSECTION MONUMENTS FOUND IN 24TH AND JEFFERSON AND IN 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 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 45.38 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 01°18'44" WEST 331.68 FEET ALONG THE EAST LINE OF SAID PROPERTY AND THE EAST LINE OF ENTRY NO. 2819566 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE TO THE SOUTH LINE OF THAT PROPERTY AS RECORDED IN BOOK 625 AT PAGE 162 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°41'16" EAST 17.47 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 01°18'44" WEST 96.00 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 108,323 SQUARE FEET OR 2.487 ACRES MORE OR LESS.