



W3250729

E# 3250729 PG 1 OF 2

LEANN H KILTS, WEBER CTY. RECORDER
16-AUG-22 232 PM FEE \$40.00 SW
REC FOR: SMITH

Recording Requested by:
First American Title Insurance Company
5929 S Fashion Pointe Dr, Ste 120
South Ogden, UT 84403
(801)479-6600

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Michael R. Smith and Melissa H. Smith
PO Box 3267
Ogden, UT 84401

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

SPECIAL WARRANTY DEED

Escrow No: **338-6156763 (lks)**
A.P.N.: **15-091-0004**

Michael R. Smith and Melissa H. Smith and Smith Rental Properties, LLC, Grantor, of **Ogden**, **Weber** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Smith Rental Properties, LLC, 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**:

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR ON THE SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET, SAID POINT BEING NORTH 89°10'15" WEST 877.13 FEET AND SOUTH 00°49'45" WEST 33.13 FEET AND NORTH 89°10'08" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 2550 SOUTH STREET, 212.89 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH 00°26'19" WEST 388.96 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 50°59'45" WEST 304.90 FEET TO A FOUND REBAR; (2) NORTH 01°06'23" EAST 584.33 FEET TO A FOUND REBAR (NO CAP) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 2550 SOUTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°09'09" EAST 174.98 FEET TO A FOUND REBAR (2) SOUTH 89°10'08" EAST 53.68 FEET TO THE POINT OF BEGINNING.

This deed is given to combine 15-091-0003 and 15-091-0022

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this August , 2022 .

[Signature]
Michael R. Smith

[Signature]
Melissa H. Smith

[Signature]
Smith Rental Properties, LLC by: Michael R. Smith, Member/Manager and

[Signature]
Melissa H. Smith, Member/Manager

STATE OF Utah)
County of Weber) ss.

On August 16, 2022, before me, the undersigned Notary Public, personally appeared **Michael R. Smith and Melissa H. Smith, individually and Michael R. Smith, Manager/Member and Melissa H. Smith, Manager/Member of Smith Rental Properties, LLC,** personally known to me (or 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 his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

May 20, 2023

[Signature]
Notary Public



