

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.

A.P.N.: 15-091-0004

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.

File No.: 338-6156763 (lks)

Witness, the band(s) of said Grantor(s), this August , 2022 . Smith Rental Properties, LLC by: Michael R. Smith, Member/Manager and Melissa H. Smith, Member/Manager STATE OF County of _, 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: KRISTY L. BINGHAM NOTARY PUBLIC . STATE OF UTAH COMMISSION NO. 706393

COMM. EXP. 05/20/2023



W2963465

E# 2963465 PG 1 DF 1
LEANN H KILTS, WEBER COUNTY RECORDER
31-JAN-19 849 AM FEE \$10.00 DEP JKC
REC FOR: RICHARDS LAW FIRM

Mail tax notice to Grantee Smith Rental Properties, L.L.C. c/o Melissa H. Smith 3027 West 2650 South West Haven, UT 84401

WARRANTY DEED
MELISSA H. SMITH and MICHAEL R. SMITH, of WEST HAVEN , County of WEBER , State of UTAH, hereby WARRANTS to SMITH RENTAL PROPERTIES, L.L.C., a Utah Limited Liability Company, Grantee, of WEST HAVEN, County of WEBER , State of UTAH, for the sum of A VALUABLE CONSIDERATION the following described tract of land in WEBER County, State of UTAH, to wit:
Parcel No. 15-091-0003
PART OF THE WEST 1/2 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER SECTION; RUNNING THENCE EAST 175 FEET; THENCE SOUTH 150 FEET; THENCE WEST 175 FEET; THENCE NORTH 150 FEET TO THE PLACE OF BEGINNING. Witness the hands of said Grantor, this day of day of day A.D. two thousand nineteen.
MELISSA H. SMITH MICHAEL R. SMITH
STATE OF UTAH } }ss. COUNTY OF WEBER } KAREN F MADDOX NOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 697538 COMM. EXP. 11/06/2021
On the 17th day of January, A.D. two thousand nineteen, personally appeared before me MELISSA H. SMITH and MICHAEL R. SMITH, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.
Notary Public: Haw Maddox
My commission expires: Address: Ogder, Utah