

WHEN RECORDED MAIL TO:
G B H PROPERTIES GROUP, LLC
4655 SOUTH 1025 EAST
OGDEN, UT 84403

E# 2622916 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
28-Feb-13 01:11 PM FEE \$17.00 DEP SC
REC FOR: INWEST TITLE - OGDEN
ELECTRONICALLY RECORDED



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 191110
MAIL TAX NOTICE TO: G B H PROPERTIES GROUP, LLC
4655 SOUTH 1025 EAST, OGDEN, UT 84403

WARRANTY DEED

**LOEL W. DEAN AND KATHLEEN C. DEAN AS TRUSTEES OF
THE DEAN FAMILY TRUST DATED JULY 2, 1992**

GRANTOR(S)

OF OGDEN, COUNTY OF WEBER, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

G B H PROPERTIES GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY

GRANTEE(S)

OF OGDEN, COUNTY OF WEBER, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN COUNTY,
STATE OF UTAH:

JAL *JAL*
(07-004-0014 and 07-004-0053)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES
FOR THE YEAR 2013 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 27 DAY OF February, 2013.

SIGNED IN THE PRESENCE OF

Loel W. Dean

LOEL W. DEAN, TRUSTEE OF THE
DEAN FAMILY TRUST, DATED JULY 2, 1992
Kathleen C. Dean

KATHLEEN C. DEAN, TRUSTEE OF THE
DEAN FAMILY TRUST, DATED JULY 2, 1992

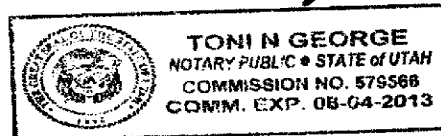
STATE OF UTAH)
COUNTY OF WEBER) (ss.)

On the 27th day of February, 2013, personally appeared before me LOEL W. DEAN AND KATHLEEN C. DEAN, whose identity are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that they are the Trustees of THE DEAN FAMILY TRUST DATED JULY 2, 1992, and that said document was signed by them in behalf of said Trust by the authority of the Trust Agreement and any Amendments thereto, and said LOEL W. DEAN AND KATHLEEN C. DEAN, acknowledged to me that said Trust executed the same.

Toni N. George

NOTARY PUBLIC

My Commission Expires: 8/4/13
Residing at: Hooper, UT



INWEST TITLE SERVICES, INC.
2037 WEST COMMERCE WAY
WEST HAVEN, UT 84401

EXHIBIT "A"

E# 2622916 PG 2 OF 2

PARCEL 1 (07-004-0014)

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT 1126.20 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; RUNNING THENCE NORTH 172.80 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID QUARTER SECTION; THENCE WEST 630.06 FEET, MORE OR LESS, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID QUARTER SECTION TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE HIGHWAY AT A POINT 125 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE CENTERLINE OF SURVEY OF SAID PROJECT, THENCE SOUTH 31°44' EAST 260 FEET, MORE OR LESS, THENCE SOUTH 23°02' EAST 174 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH OGDEN CITY LIMITS; THENCE NORTH 67°20'19" EAST 453.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2 (07-004-0053)

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY BEGINNING AT A POINT 395.40 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; RUNNING THENCE NORTH 730.80 FEET, THENCE SOUTH 67°20'19" WEST 453.75 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE STATE HIGHWAY, THENCE SOUTH 23°02' EAST 480 FEET; THENCE ALONG A 3899.9 FOOT RADIUS CURVE TO THE RIGHT 133.70 FEET, MORE OR LESS, TO A POINT 190.38 FEET SOUTH 86°04'30" WEST OF THE POINT OF BEGINNING; THENCE NORTH 86°04'30" EAST 190.38 FEET TO THE POINT OF BEGINNING.