



W2518347

E# 2518347 PG 1 OF 3
ERNEST D. ROWLEY, WEBER COUNTY RECORDER
07-MAR-11 2:12 PM FEE \$17.00 DEP LF
REC FOR: DURHAM JONES & PINEGAR - OGDEN
ELECTRONICALLY RECORDED

Mail Tax Notice to:
L. Leon Poulsen, Trustee
Anna S. Poulsen, Trustee
1527 W. Ritter Drive
Riverdale, Utah 84405

WARRANTY DEED

L. Leon Poulsen and Anna S. Poulsen, Grantors, of Riverdale, Weber County, State of Utah, hereby CONVEY AND WARRANT, to the extent provided below, but not otherwise, to **L. Leon Poulsen**, or his successor, as Trustee of **The L. Leon Poulsen Revocable Trust** under Amendment and Restatement of Trust dated March 3, 2011, as to an undivided one-half (1/2) interest as a tenant in common, and **Anna S. Poulsen**, or her successor, as Trustee of **The Anna S. Poulsen Revocable Trust** under Amendment and Restatement of Trust dated March 3, 2011, as to an undivided one-half (1/2) interest as a tenant in common, Grantors, of Riverdale, Weber County, State of Utah, for the sum of Ten Dollars (\$10.00), the following described tracts of land in Weber County, Utah, to wit:

PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 816.75 FEET EAST AND SOUTH 61°15' EAST 51.58 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, RUNNING THENCE NORTH 28°59'41" EAST 117.42 FEET, THENCE SOUTH 61°16'37" EAST 148.03 FEET; THENCE SOUTH 26°04'25" WEST 115.76 FEET, THENCE NORTH 60°52' WEST 151.50 FEET TO THE POINT OF BEGINNING. SUBJECT TO A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE EASTERLY 16 FEET.
(08-106-0005) *LS*

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 2148.45 FEET NORTH 89°44'58" EAST (816.75 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION) ALONG THE QUARTER SECTION LINE TO THE NORTHEASTERLY LINE OF RITTER DRIVE, 51.58 FEET SOUTH 61°56'30" EAST, AND 117.42 FEET NORTH 28°59'41" EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 28°59'41" EAST 168.03 FEET ALONG A FENCE LINE, EXTENDED TO THE SOUTHERLY BOUNDARY LINE OF THE CHERRY CREEK APARTMENT PROPERTY; THENCE TWO (2) COURSES ALONG SAID BOUNDARY AS FOLLOWS: SOUTH 58°45'10" EAST 81.64 FEET AND NORTH 80°58'21" EAST 70.89 FEET; THENCE SOUTH 26°04'25" WEST 208.03 FEET TO AN EXISTING FENCE; THENCE

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NORTH 61°16'37" WEST 148.03 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING, COUNTY OF WEBER, STATE OF UTAH. TOGETHER WITH A 16 FOOT RIGHT OF WAY OVER AND ACROSS THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE WEST HALF OF THE SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTHERLY LINE OF RITTER DRIVE SAID POINT BEING 2148.45 FEET NORTH 89°44'58" EAST ALONG THE QUARTER SECTION LINE AND 51.58 FEET SOUTH 61°56'30" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 13; RUNNING THENCE NORTH 28°59'41" EAST 117.42 FEET ALONG AN EXISTING FENCE TO A FENCE CORNER; THENCE SOUTH 61°16'37" EAST 148.03 FEET; THENCE SOUTH 26°04'25" WEST 115.76 FEET TO THE NORTHERLY LINE OF RITTER DRIVE; THENCE NORTH 61°56'30" WEST 153.94 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.
(08-106-0026) *WJ 25.*

PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTHERLY LINE OF RITTER DRIVE, SAID POINT BEING 2148.45 FEET NORTH 89°44'58" EAST ALONG THE QUARTER SECTION LINE AND 205.53 FEET SOUTH 61°56'30" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 13, RUNNING THENCE NORTH 26°04'25" EAST 323.81 FEET, THENCE SOUTH 1°40'59" EAST 192.69 FEET, THENCE NORTH 89°25'23" EAST 95.92 FEET, THENCE SOUTH 9°58'56" WEST 104.45 FEET, THENCE SOUTH 29°08' WEST 103.00 FEET TO THE NORTH LINE OF RITTER DRIVE, THENCE NORTH 61°56'30" WEST 199.04 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.
(08-112-0008) *08-112-0028 WJ 25.*

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 344.00 FEET SOUTH ALONG THE QUARTER SECTION LINE AND NORTH 60°45' WEST 542.2 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 60°45' EAST 125 FEET; THENCE SOUTH 29°15' WEST 176 FEET, MORE OR LESS, TO THE CENTER LINE OF THE DAVIS & WEBER COUNTIES CANAL; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID CANAL TO A POINT SOUTH 29°15' WEST OF THE PLACE OF BEGINNING; THENCE NORTH 29°15' EAST 167.7 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. SUBJECT TO THE DAVIS AND WEBER COUNTIES CANAL CO. RIGHT-OF-WAY.
(08-112-0005) *WJ 25.*

Together with all improvements, water rights and appurtenances thereto.

Subject to all easements, covenants, restrictions, encumbrances, rights-of-way and reservations of record or enforceable in law or equity.

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

Witness the hands of said Grantors this 3rd day of March, 2011.

L. Leon Poulsen
L. LEON POULSEN

Anna S. Poulsen
ANNA S. POULSEN

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this 3rd day of March, 2011, by L. Leon Poulsen and Anna S. Poulsen.

Marilynn C. Brady
NOTARY PUBLIC

