

GRANTEE'S ADDRESS

SEE DESC  
PLATTED  VERIFIED   
ENTERED  MICROFILMED

FILE W-91-13679  
SERAIL NO. 06-086-0006, 0007, 0024  
06-096-0010

E# 1148919 BK1605 PG2271  
DOUG CROFTS, WEBER COUNTY RECORDER  
14-AUG-91 1205 PM FEE \$12.50 DEP MH  
REC FOR: ASSOCIATED\_TITLE

### WARRANTY DEED

E & E INVESTMENTS

grantor

of OGDEN County of WEBER State of Utah, hereby

CONVEY and WARRANT to GARY C. CARSON AND LYNNELLE G. CARSON, husband and wife as joint tenants with full rights of survivorship and not tenants in common

of OGDEN County WEBER, State of Utah

for the sum of (\$10.00) TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS--- DOLLARS  
the following described tract of land in WEBER County,

State of Utah, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND BY REFERENCE MADE A PART THEREOF

Subject to easements, restrictions and rights of way appearing of record and the general property taxes for the year 1991 and thereafter.

WITNESS the hand of said grantor, this 7TH day of AUGUST A. D. 1991

Signed in the presence of

*Eugene K. England*  
E & E INVESTMENTS

STATE OF UTAH  
COUNTY OF WEBER

{ SS.

On the 7TH day of AUGUST A. D. 1991 personally

appeared before me EUGENE K. ENGLAND, General Partner of E & E INVESTMENTS

the signer of the within instrument who duly acknowledged to me that he executed the same.



ASSOCIATED TITLE COMPANY

Order No. 13679

SALT LAKE 363-0909

BOUNTIFUL 298-2400

OREM 224-4133

PARK CITY 832-8428

Notary Public

Residing at

My Commission Expires

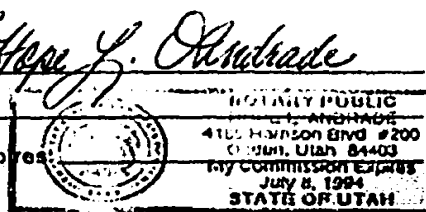


EXHIBIT 'A'

**PARCEL 1:** Part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey and part of Lot 85, BEUS HILLS SUBDIVISION: Beginning at the most Easterly corner of Lot 13, OAK VIEW ESTATES, PHASE ONE; running thence South 30°54' East 51 feet; thence North 46°26' East 61.5 feet; thence North 54°11'43" East 103.38 feet; thence North 64°08'50" East 30.80 feet; thence South 25°51'10" East 30.92 feet; thence North 87°00' East 50.00 feet; thence South 7°37'12" East 137.95 feet; thence South 3°00' East 27 feet, more or less, thence North 88°55' West 430 feet, more or less, to the South line of OAK VIEW ESTATES PHASE ONE; thence North 59°06' East to the point of beginning.

**PARCEL 2:** Part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning North 88°55' West 1305.29 feet along the Section line and South 0°21' West 2120.75 feet along the West line of the East half of said Northeast Quarter from the Northeast Corner of said Section 10, and running thence South 88°55' East 500 feet, more or less, thence South 3°00' East 120 feet, more or less, thence North 87°00' East 140 feet; thence South 53°34'35" East 81.36 feet; thence North 87°00' East 451.54 feet; thence North 0°32' East 327.53 feet, more or less, thence North 86°51'55" East 142.56 feet to the East line of said Quarter Section; thence South 0°32' West along said line 379.25 feet; thence North 88°55' West 593.49 feet, thence South 2°20' East 200.34 feet; thence South 88°55' East 583.47 feet; thence South 0°32' West 111.29 feet to the Southeast Corner of said Quarter Section; thence North 89°26' West along the South line of said Quarter 1305.29 feet to a point South 0°21' West of beginning; thence North 0°21' East 490.54 feet to the place of beginning. **LESS AND EXCEPTING** any portion of said property that lies within the bounds of Oak-View Estates Phase One, a subdivision recorded in Book 23 at Page 18 of Plats, in the Weber County Recorder's Office.

**PARCEL 3:** Part of the Northeast Quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, described as follows: Beginning at a point South 88°58'50" East 2613.66 feet and South 0°32' West 2300.09 feet from the North Quarter Corner of said Section 10; thence North 88°55' West 593.49 feet to the East side of a future road; thence South 2°20' East 200.34 feet; thence South 88°55' East 583.47 feet; thence North 0°32' East 200.00 feet to the point of beginning.

**PARCEL 4:** Part of the Southeast Quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at the Northeast Corner of said Quarter Section; thence South along the Section line 929 feet; thence North 89°01'14" West 50.00 feet; thence South 0°58'46" West 50.00 feet; thence South 89°01'14" East 50.00 feet to the East line of said Quarter Section; thence South along said Section line 11.0 feet; thence West 660 feet; thence North 352.29 feet; thence South 89°32' East 145.71 feet; thence North 0°59' East 274.71 feet; thence North 89°26' West 190.97 feet; thence North 0°59' East 363 feet to the North line of said Southeast Quarter; thence South 89°26' East 720 feet to beginning. **TOGETHER** with a right of way for ingress and egress over the following: Beginning at a point 15 chains South and 10 chains West from the Northeast Corner of said Quarter Section thence South 5 chains; thence East 50 feet; thence North 682.29 feet to South line of Ray B. Nelson property;

J. K. G.

thence North 89°32' West along said line 50 feet; thence South 352.29 feet, more or less, to beginning. SUBJECT to Right of Way in Book 1458, Page 1650.

EXCEPTING THEREFROM FROM THE ABOVE DESCRIPTION;

Being a part of the Northeast Quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and described as follows: (Basis of bearings being the Utah State Grid bearings) Beginning at the Southwest Corner of Lot 12, OAK VIEW ESTATES PHASE ONE, according to the official plat of record as recorded in Book 23, at Page 18, of the plat records of Weber County, Utah; said point of beginning also being North 89°06'26" West 1250.29 feet, and North 00°40'34" East 463.24 feet from the Southeast Corner of said Quarter Section, and running thence North 59°25'34" East along the Southerly line of Oak View Estates, 145.01 feet; thence South 27°47'22" East 61.99 feet to a point which is 10 feet Northerly from the center of a ravine running Easterly-Westerly; thence Easterly, along the Northerly side of said ravine, the following 5 courses: South 84°20'11" East 33.77 feet; South 49°05'41" East 36.85 feet; North 77°32'25" East 80.91 feet; North 65°17'52" East 37.58 feet; North 84°41'19" East 114.58 feet to the Westerly line of Spring Valley Subdivision; thence South 02°40'26" East along said Westerly line 136.84 feet to the Southwest Corner of said Spring Valley Subdivision, same being the Northwest Corner of Quail Ridge Subdivision (proposed); thence South 09°38'31" East along the Westerly line of the said Quail Ridge Subdivision 20.15 feet; thence South 87°19'34" West 22.44 feet; thence North 02°40'26" West along a line which is 20 feet West of and parallel to the West line of the aforesaid line of Spring Valley Subdivision, 135.89 feet to a ravine running Westerly; thence Westerly, along the Southerly line of said ravine, and along a line which is 20 feet Southerly from and parallel to the aforesaid Northerly side of said ravine, the following 5 courses: South 84°41'19" West 90.22 feet; South 65°17'52" West 36.31 feet; South 77°32'25" West 93.10 feet; North 49°05'41" West 40.55 feet; North 84°20'11" West 38.17 feet; thence North 27°47'22" West 51.75 feet to a point which is 20 feet Southerly from the South line of Oak View Estates; thence South 59°25'34" West along a line which is 20 feet Southerly from and parallel to the South line of Lot 12, Oak View Estates 124.21 feet to the Easterly line of Skyline Drive extended, thence Northerly, along said extended line, and along a curve to the left having a radius of 1040.00 feet, a distance of 20.00 feet to the point of beginning. (this being the end of that portion, being excepted)

PARCEL 5:  
TOGETHER WITH AND INCLUDING part of the Northeast Quarter Section 10, Township 5 North Range 1 West Salt Lake Base and Meridian: Beginning at the Southwest corner of Lot 12, Oak View Estates, Phase One and running thence South 59 deg 05 min West 51.0 feet to the true point of beginning; thence South 0 deg 21 min West 80.73 feet; thence North 88 deg 02 min West 98.62 feet; thence North 59 deg 06 min East 95.71 feet; thence North 30 deg 54 min West 15.5 feet; thence North 59 deg 05 min East 29 feet more or less to the point of beginning.

*J. K. G.*