

CLAIMS
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CLAIMS
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E# 1304433 BK1725 PG867
DOUG CROFTS, WEBER COUNTY RECORDER
29-JUL-94 430 PM FEE \$13.00 DEP MH
REC FOR: CARDON.LAND.TITLE

SPECIAL WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FIRST INTERSTATE BANK OF UTAH, N.A., a national banking association ("Grantor"), hereby grants, sells and conveys to SOUTH OGDEN CITY CORPORATION, a Utah corporation ("Grantee"), that real property located in Weber County, Utah and legally described on Schedule "1" attached hereto and incorporated herein by this reference, together with all interests, privileges and easements appurtenant thereto and any and all improvements located thereon (the "Property").

SUBJECT TO: current taxes not yet due and payable, assessments and any other liens arising therefrom, all reservations in patents, deed restrictions, if any, all easements, rights of way, covenants, conditions, restrictions, encroachments, liens, encumbrances, obligations, and liabilities as may appear of record, and all other matters that can be determined by a visual inspection or a complete and accurate survey of the Property.

Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, only against its own acts, but not the acts of any others.

DATED as of this 24th day of June, 1994.

FIRST INTERSTATE BANK OF UTAH, N.A.
a national banking association

By Leo J. Bauman
NAME
Its Vice President

By Edward W. Graeff
NAME
Its Vice President

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 24th day of June, 1994, by Leo J. Bauman and Edward W. Graeff, the Vice Presidents of First Interstate Bank of Utah, N.A., a national association, on behalf of the association.



Cindy L. Green
Notary Public

My commission expires:
My Commission Expires March 30, 1998
(Initial)

Schedule "I"

LEGAL DESCRIPTION

A parcel of land in fee for the widening of an existing road Ogden City 36th Street known as Project No. 3356, being part of an entire tract of property, situate in Lots 48, 49, 50, 51, and 52, Block 21 of the Lake View Addition to South Ogden City according to the Ogden City Survey (O.C.S.) in the NE 1/4 SE 1/4 of Section 5, T. 5 N., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said Lot 52, said point being 33.00 feet perpendicularly distant southerly from the centerline of said 36th Street at Engineer Station 102+28.92; and running thence S. 89°02'00" E. 142.92 feet (survey distance, equals 142.50 feet of record) along said southerly right-of-way line and block line to the northeast corner of said Lot 52; thence S. 00°58'00" W. 25.39 feet along the Grantor's east property line which is also the westerly right-of-way line of Ogden Avenue; thence northwesterly 10.09 feet along the arc of a 36.50 foot radius curve to the left (Note: Chord to said curve bears N. 57°34'03" W. for a distance of 38.10 feet) to a point which is 38.50 feet perpendicularly distant southerly from 36th Street at Engineer Station 103+39.34; thence N. 89°02'00" W. 110.42 feet (survey distance, equals 110.00 feet of record) to a point on the Grantor's west property line; thence N. 00°58'00" E. 5.50 feet along said west property line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 971 square feet in area or 0.022 acre, more or less.

05-126-0045/0046