

Mail tax notice to Thomas M. Feeny
3081 Taylor Avenue
Ogden, Utah

PLATTED & SURVEYED
ENTERED IN CHAMBERS REC'D.

SEE DESC

E# 1327349 BK 1742 PG 2471
DOUG CROFTS, WEBER COUNTY RECORDER
30-DEC-94 326 PM FEE \$13.00 DEP MH
REC FOR: THOMAS.M.FEENY

WARRANTY DEED

THOMAS M. FEENY and CATHERINE F. FEENY, as Joint Trustees of the Thomas M. Feeny Trust and CATHERINE F. FEENY and THOMAS M. FEENY, as Joint Trustees of the Catherine F. Feeny Trust, of Ogden, Utah, GRANTORS, hereby CONVEY AND WARRANT to FEENY FAMILY L.C., of Ogden, Utah, GRANTEE, for the sum of TEN DOLLARS and other valuable considerations, the following described tract of land in Weber County, State of Utah, to-wit:

Serial No. 23-013-0041 *201*

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 00D41'18" EAST 614.05 FEET ALONG THE EAST LINE OF SAID SECTION 33 TO A POINT IN THE CENTER OF THE COUNTY ROAD; THENCE WESTERLY ALONG THE CENTERLINE OF THE COUNTY ROAD SOUTH 77D58'19" WEST 30.62 FEET TO A POINT OF TANGENCY ON A 750 FOOT RADIUS CURVE; THENCE WESTERLY 236.23 FEET ALONG THE ARC OF SAID 750 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTH 83D58'54" WEST 376.80 FEET TO A POINT OF TANGENCY ON A 1000 FOOT RADIUS CURVE; THENCE WESTERLY 230.09 FEET ALONG THE ARC OF SAID 1000 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 82D50'06" WEST 60.05 FEET TO A POINT OF TANGENCY ON A 2000 FOOT RADIUS CURVE; THENCE WESTERLY 297.17 FEET ALONG THE ARC OF SAID 2000 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTH 88D39'06" WEST 1097.79 FEET TO A POINT OF TANGENCY ON A 1000 FOOT RADIUS CURVE; THENCE WESTERLY 305.18 FEET ALONG THE ARC OF SAID 1000 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 73D51'46" WEST 1000.08 FEET TO A POINT OF TANGENCY ON A 700 FOOT RADIUS CURVE; THENCE WESTERLY 172.12 FEET ALONG THE ARC OF SAID 700 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTH 87D27'04" WEST 257.71 FEET TO A POINT IN THE CENTER OF A COUNTY ROAD BRIDGE OVER BEAVER CREEK; THENCE DOWNSTREAM FOLLOWING CENTERLINE OF BEAVER CREEK SOUTH 3D26'50" WEST 63.32 FEET; THENCE SOUTH 32D31'43" EAST 165.89 FEET; THENCE SOUTH 9D40' EAST 156.18 FEET; THENCE SOUTH 40D56'06" WEST 193.51 FEET; THENCE SOUTH 29D37'22" EAST 68.96 FEET; THENCE SOUTH 0D05'02" EAST 115.00 FEET; THENCE SOUTH 35D04'33" EAST 109.86 FEET; THENCE SOUTH 30D35'36" WEST 68.60 FEET; THENCE SOUTH 84D30'15" WEST 95.43 FEET; THENCE SOUTH 30D38'23" WEST 450.19 FEET; THENCE SOUTH 44D54'58" WEST 77.78 FEET; THENCE SOUTH 16D07'33" WEST 325.68 FEET; THENCE SOUTH 76D00'05" WEST 228.71 FEET; THENCE SOUTH 46D51'02" WEST 48.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33 WHICH POINT IS ALSO THE POINT OF CONFLUENCE OF BEAVER CREEK WITH THE SOUTH FORK OF THE OGDEN RIVER; THENCE SOUTH 89D45'32" WEST 769.99 FEET ALONG THE SOUTH LINE OF SAID SECTION 33 TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 1D30' EAST ALONG THE WEST LINE OF SAID SECTION 33 TO A POINT 4066 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 33, THENCE IN A NORTHEASTERLY DIRECTION TO A POINT 1216.26 FEET SOUTH AND 1101.37 FEET EAST OF THE NORTHWEST CORNER OF SECTION 33; THENCE SOUTH 89D45'30" EAST 765.38 FEET; THENCE NORTH 17D24'04" EAST 1263.14 FEET TO THE NORTH LINE OF SECTION 33; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SECTION 33; THENCE SOUTH ALONG EAST LINE TO POINT OF BEGINNING.

EXCEPTING THEREFROM, THE FOLLOWING: PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1074 FEET EAST AND 80 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTH BANK OF SOUTH FORK RIVER AND WEST BANK OF BEAVER CREEK, AT THE JUNCTION OF SAID STREAMS; RUNNING THENCE WESTERLY ALONG THE NORTH BANK OF SOUTH FORK RIVER TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 150 FEET; THENCE EASTERLY PARALLEL TO AND 150 FEET; DISTANT NORTH OF THE NORTH BANK OF SOUTH FORK RIVER 1074 FEET, MORE OR LESS, TO THE WEST BANK OF BEAVER CREEK THENCE SOUTHERLY ALONG THE WEST BANK OF SAID CREEK 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: EXCEPTING THEREFROM THAT PORTION WITHIN STATE ROAD

2471 m

Serial No. 23-013-0218 *70* /

PART_OF_THE_NORTHWEST_QUARTER_OF_SECTION_33,_TOWNSHIP_7_NORTH,_
 RANGE_3_EAST,_SALT_LAKE_BASE_AND_MERIDIAN,_U._S._SURVEY:
 BEGINNING_AT THE_NORTHWEST_CORNER_OF_SAID_SECTION_33,_RUNNING
 THENCE_SOUTH_89043'30" EAST_626.52 FEET TO THE_WEST_LINE_OF
 LOT_4,_KATHY_PARK_SUBDIVISION,_THENCE_ALONG_SAID_SUBDIVISION
 THE_FOLLOWING_5_COURSES:_SOUTH_0014'30" WEST_299.17 FEET,_
 SOUTH_89043'30" EAST_699.65 FEET,_SOUTH_10057'12" WEST
 318.98 FEET,_THENCE_ALONG_AN_895.37 FOOT_RADIUS_CURVE_TO_THE
 RIGHT_294.57 FEET (LC=SOUTH_20022'42" WEST_293.25 FEET),_AND
 SOUTH_29048'12" WEST_35.00 FEET,_THENCE_WEST_1100 FEET,_MORE
 OR_LESS,_TO THE_WEST_LINE_OF SECTION_33,_THENCE_NORTH_1000
 FEET_TO_POINT_OF_BEGINNING.

Serial No. 23-013-0217 *70* /

THAT_PORTION_OF SECTION_33,_TOWNSHIP_7_NORTH,_RANGE_3_EAST
 SALT_LAKE_BASE_AND_MERIDIAN,_WEBER_COUNTY,_UTAH,_LYING_WEST
 OF_HIGHWAY_39,_COMMENCING_AT_A_POINT_1000_FEET_SOUTH_OF_THE
 NORTHWEST_CORNER_OF_SAID_SECTION_33,_THENCE_RUNNING_SOUTH_ON
 SAID_SECTION_LINE_APPROXIMATELY_3066 FEET_TO THE_NORTH_LINE
 OF THE_STATE_HIGHWAY_NO._39,_THENCE_FOLLOWING_SAID_HIGHWAY
 TO_A_POINT_BEING THE_SOUTHWEST_CORNER_OF_U-39_AS_DEDICATED
 IN_KATHY_PARK_SUBDIVISION_(BOOK_33_PAGE_50),_THENCE_ALONG_A
 776.78 FOOT_RADIUS_CURVE_TO_THE_RIGHT_153.66 FEET (LC=NORTH
 24008'11" EAST_153.41 FEET),_THENCE_NORTH_29048'12" EAST
 95 FEET,_MORE OR LESS,_TO A POINT_1000 FEET_SOUTH_OF THE
 NORTH_SECTION_LINE_OF_SAID_SECTION_33,_THENCE_WEST_TO_THE
 POINT_OF_BEGINNING.

WITNESS the hand of said Grantors this 30 th day of December,
 1994, at Ogden, Utah.

SIGNED IN THE PRESENCE OF

Paul T. Feeny
Paul T. Feeny

Thomas M. Feeny
 THOMAS M. FEENY, Trustee

Catherine F. Feeny
 CATHERINE F. FEENY, Trustee
 Joint Trustees of the
 THOMAS M. FEENY TRUST

Catherine F. Feeny
 CATHERINE F. FEENY, Trustee

Thomas M. Feeny
 THOMAS M. FEENY, Trustee
 Joint Trustees of the
 Catherine F. Feeny Trust

STATE OF Utah)
 :ss.
 County of Weber)

On the 30 th day of December, 1994, personally appeared
 before me THOMAS M. FEENY and CATHERINE F. FEENY as Joint Trustees
 of the THOMAS M. FEENY TRUST and CATHERINE F. FEENY and THOMAS M.
 FEENY as Joint Trustees of the Catherine F. Feeny Trust, the
 signers of the within instrument, who duly acknowledged to me that
 they executed the same.



My Commission Expires:

Paul T. Feeny
 NOTARY PUBLIC
 Residing at: Ogden, Utah

E# 1327349 BK1742 PG2472