

AFTER RECORDING MAIL TO:

E: 1378400 BK1783 PG2939
DOUG CROFTS, WEBER COUNTY RECORDER
14-DEC-95 1035 AM FEE \$16.00 DEP MH
REC FOR: MOUNTAIN.VIEW.TITLE

SPECIAL WARRANTY DEED
(CORPORATE FORM)

DRC LEASING COMPANY, AN IDAHO CORPORATION, a corporation organized and existing under the laws of the State of IDAHO with its principal office at _____, of County of _____, State of IDAHO grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to:

AMALGAMATED RESEARCH INC., AN IDAHO CORPORATION

grantee

of 2427 LINCOLN AVENUE, OGDEN, UTAH 84401 for the sum of (\$10.00) Ten Dollars and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

SEE ATTACHED LEGAL DESCRIPTIONS WHICH BY REFERENCE ARE MADE A PART HEREWITH.

Subject to easements, restrictions and rights of way of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

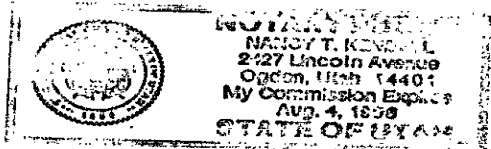
In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this _____ day of _____ A.D. 1995.

Attest: John R. Hamke DRC LEASING Company
(CORPORATE SEAL) By: Allan M. Hipman, Jr.

STATE OF Utah)
COUNTY OF Weber)

On the 14th day of December, A.D. 1995, personally appeared before me Allan M. Hipman, Jr. and John R. Hamke who being by me duly sworn did say, each for himself, that he, the said Allan M. Hipman, Jr. is the president, and he, the said John R. Hamke is the secretary of DRC LEASING Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Allan M. Hipman, Jr. and John R. Hamke each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Nancy A. Kendall
Notary Public
residing at: Ray, Utah
commission expires: August 4, 1996



- Continued
- PARCEL 1:

A PART OF LOTS 7, 8, AND 9, BLOCK 23, PLAT A, OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8 AND RUNNING THENCE SOUTH 0 DEG 58 MIN WEST 161.68 FEET ALONG THE EAST LINE OF SAID BLOCK, THENCE NORTH 89 DEG 00 MIN 16 SEC WEST 137.00 FEET, THENCE SOUTH 0 DEG 58 MIN WEST 22.00 FEET, THENCE NORTH 89 DEG 00 MIN 16 SEC WEST 196.35 FEET TO THE WEST LINE OF LOT 9, THENCE NORTH 0 DEG 58 MIN EAST 315.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEG 09 MIN EAST 86.85 FEET ALONG THE NORTH LINE OF SAID LOT 7, THENCE SOUTH 0 DEG 58 MIN WEST 119.80 FEET, THENCE SOUTH 89 DEG 07 MIN 59 SEC EAST 130.00 FEET, THENCE SOUTH 0 DEG 52 MIN 01 SEC WEST 12.95 FEET TO THE SOUTH LINE OF LOT 7, THENCE SOUTH 89 DEG 07 MIN 36 SEC EAST 116.50 FEET ALONG THE SOUTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF LOTS 9 AND 10, BLOCK 23, PLAT A; BEGINNING AT A POINT 104.46 FEET NORTH 0 DEG 58 MIN EAST OF THE NORTHWEST CORNER OF LOT 10; RUNNING THENCE SOUTH 89 DEG 00 MIN 16 SEC EAST 20 FEET; THENCE SOUTH 0 DEG 58 MIN WEST 143.31 FEET; THENCE NORTH 89 DEG 00 MIN 16 SEC WEST 20 FEET; THENCE NORTH 0 DEG 58 MIN EAST 143.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT SHALL TERMINATE AND REVERT TO JAMES W. STACEY AND THOMAS E. NORMAN, OR THEIR ASSIGNS, AT SUCH TIME AS THE EASEMENT NO LONGER JOINS WITH OR CONNECTS TO PUBLIC USE PROPERTY TO THE SOUTH OF SAID EASEMENT.

ALSO SUBJECT TO A NO BUILD EASEMENT DESCRIBED AS FOLLOWS: A PART OF LOT 9, BLOCK 23, PLAT A, OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT WHICH IS NORTH 0 DEG 58 MIN EAST 104.02 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE NORTH 89 DEG 00 MIN 16 SEC WEST 147.00 FEET, THENCE NORTH 0 DEG 58 MIN EAST 10.00 FEET, THENCE SOUTH 89 DEG 00 MIN 16 SEC EAST 147.00 FEET, THENCE SOUTH 0 DEG 58 MIN WEST 10.00 FEET TO THE POINT OF BEGINNING, THIS NO BUILD EASEMENT IS TO BE INTERPRETED SO AS TO COMPLY WITH EXISTING BUILDING CODE REQUIREMENTS FOR AN EXISTING BUILDING LOCATED IMMEDIATELY TO THE SOUTH OF SUCH EASEMENT AND SHALL TERMINATE IF AND WHEN SUCH BUILDING IS DEMOLISHED OR REMOVED.

PARCEL 2:

01-019-0023

PART OF LOT 7, BLOCK 23, PLAT "A", OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH. BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 AND RUNNING THENCE SOUTH 0 DEG 58 MIN WEST 132.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, THENCE NORTH 89 DEG 07 MIN 36 SEC WEST 116.50 FEET, ALONG THE SOUTH LINE OF SAID LOT 7, THENCE NORTH 0 DEG 52 MIN 01 SEC EAST 12.95 FEET, THENCE NORTH 89 DEG 07 MIN 59 SEC WEST, 130 FEET, THENCE NORTH 0 DEG 58 MIN EAST, 119.80 FEET TO THE NORTH LINE OF SAID LOT 7, THENCE SOUTH 89 DEG 09 MIN EAST 246.50 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

01-019-0024