



W213585

MAIL TAX NOTICE TO
Wheelwright Lumber Company
3127 South Midland Drive
Ogden, Utah 84401

E# 2213585 PG 1 OF 2
DOUG CROFTS, WEBER COUNTY RECORDER
06-OCT-06 4:56 PM FEE \$15.00 DEP RB
REC FOR: SECURITY TITLE OF DAVIS COUNTY
ELECTRONICALLY RECORDED

Warranty Deed

RIVERBEND ASSOCIATES, L.L.C.

of WEST HAVEN, County of Weber, State of UTAH, hereby CONVEY and WARRANT to
WHEELWRIGHT LUMBER COMPANY AND LANSE CHOURNOS

of Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s)
of land in Weber, State of UTAH:

See attached Legal Description

~~08-006-0052, 08-006-0055, 08-006-0056, 08-006-0003~~ ds.

IN ADDITION AND EXCEPTING, THE GRANTEES THEIR SUCCESSORS AND/OR ASSIGNS, HEREBY
ACKNOWLEDGE AND AGREE THAT THE PROPERTY CAN NOT BE USED FOR THE CONSTRUCTION
OF TOWNHOMES. SAID PROPERTY IS TO BE SOLELY USED FOR THE CONSTRUCTION OF
APARTMENTS. THIS COVENANT AND RESTRICTION IS TO RUN WITH THE LAND.

WITNESS, the hand(s) of said Grantor(s), this 2nd of October, 2006

Signed in the Presence of:

RIVERBEND ASSOCIATES, L.L.C.

By: Terry D. Venable, Managing Member

STATE OF Utah)
) SS.
County of Davis)

TERRY D. VENABLE, MANAGING MEMBER OF
RIVERBEND ASSOCIATES, L.L.C. to me known
On this 2nd day October, 2006 personally appeared before me and who executed the within and foregoing instrument, and
acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and
purposes therein mentioned.

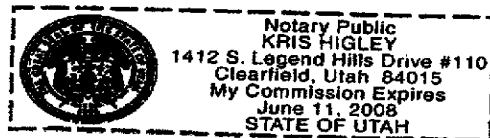
Given under my hand and official seal this 2nd day of October, 2006

NOTARY PUBLIC

Commission Expires:

Residing at:

[Handwritten Signature]
6/11/2008
Clearfield



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Escrow No.: 123840-KH

EXHIBIT "A"**LEGAL DESCRIPTION**

Beginning at a point on the Northeast corner of Riverbend Townhomes Phase 1, as recorded with the office of the Weber County Recorder, said point being located North 89°07'24" West along Section line (basis of bearing) 1164.39 feet and South 192.39 feet form the Northeast corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian and running thence Northeasterly along the arc of a 1112.69 foot radius curve to the right through a central angle of 19°09'01" a distance of 371.90 feet (chord bears North 70°22'07" East 370.17 feet); thence North 79°56'21" East 220.82 feet; thence North 85°13'26" East 401.79 feet; thence North 79°56'21" East 114.14 feet to a point on the intersection of the South line of Midland Drive and the West line of the Denver and Rio Grande Western Railroad right of Way; thence south 34°21'15" West along the West line of said railroad 1416.94 feet to a point on a 2819.78 foot radius curve; thence Northwesterly along said arc to the right through a central angle of 7°07'08" a distance of 350.36 feet (chord bears North 53°13'57" West 350.13 feet) to a point on a 1096.89 foot non tangent curve and a point on the Easterly line of said Riverbend Townhomes; thence Northerly along said Easterly line the following 17 calls: Northeasterly along said arc to the left through a central angle of 16°01'23" a distance of 306.75 feet (chord bears North 36°30'04" East 305.75 feet), North 28°29'22" East 91.00 feet, North 44°13'05" West 134.99 feet, North 45°04'35" East 14.38 feet to a point of curvature, Northwesterly along the arc of a 4.00 foot radius curve to the left through a central angle of 90°36'10" a distance of 6.33 feet (chord bears North 00°13'30" West 5.69 feet), North 45°31'58" West 46.20 feet to a point of curvature, Northwesterly along the arc of a 30.49 foot radius curve to the right through a central angle of 45°32'21" a distance of 24.23 feet (chord bears North 22°45'47" West 23.60 feet), North 17.30 feet, North 75°00'06" West 48.86 feet North 14°59'54" East 80.00 feet to a point on a curve, Northwesterly along the arc of a 30.00 foot radius curve to the right through a central of 34°33'37" a distance of 18.10 feet (chord bears North 57°43'17" West 17.82 feet) to a point of reverse curvature, Northwesterly along the arc of a 55.00 foot radius curve to the left through a central angle of 27°32'08" a distance of 26.43 feet (chord bears North 54°12'32" West 26.18 feet) to a point of reverse curvature, Northwesterly along the arc of a 30.00 foot radius curve to the right through a central angle of 34°33'37" a distance of 18.10 feet (chord bears North 50°41'48" West 17.82 feet), North 33°24'59" West 54.84 feet to a point of curvature, North Westerly along the arc of a 35.00 foot radius curve to the right through a central angle of 50°09'48" a distance of 30.64 feet (chord bears North 08°20'05" West 29.67 feet) to a point on the South line of Midland Drive and a point on a 1090.92 foot radius curve, Northeasterly along said arc and South line through a central angel of 01°26'42" a distance of 27.51 feet (chord bears North 60°04'10" East 27.51 feet), North 29°12'29" West 22.00 feet to the point of beginning

08-006-0052 (08-006-0056, 0003) ✓

08-006-0042 - CLAIMS

0043 - CLAIMS