



W2239478

E# 2239478 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
01-FEB-07 149 PM FEE \$13.00 DEP JPM
REC FOR: LANKMARK TITLE

Return To:
Riverdale Center IV, L.C.
C/O The Boyer Company
90 South 400 West, Ste 200
Salt Lake City, UT 84101

WARRANTY DEED

U.S. INVESTMENTS TWO, L.L.C., a Utah limited liability company Grantor(s)
Of Salt Lake , County of Salt Lake , State of Utah , hereby
CONVEYS and WARRANTS to

RIVERDALE CENTER IV, L.C., a Utah limited liability company Grantee(s)
Of Ogden , County of Weber , State of Utah ,

for the sum of TEN DOLLARS AND NO/100 -----DOLLARS,
and other good and valuable consideration

the following described tract of land in Weber County , State of Utah:

See Attached Exhibit "A"

FOR REFERENCE PURPOSES ONLY: Tax Parcel/Serial No.: 06-030-0030

SUBJECT TO current general taxes, easements, restrictions and rights of way of record
or enforceable in law or in equity.

WITNESS, the hand of said grantor(s), this 26th day of January A.D. 2007

**U.S. Investments Two, L.L.C., a
Utah limited liability company**

By: [Signature]

Its: Partner/Member

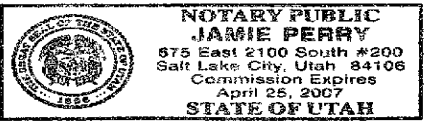
STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 26th day of January , 2007, personally appeared before me Dean
Magnesen, Partner/ , Member of U.S. Investments Two, L.L.C., a
Utah Limited Liability Company. The signer of the within instrument, who duly
acknowledged to me that he executed the same, for and on behalf of U.S. Investments
Two, L.L.C., a Utah Limited Liability Company, as ~~Partner~~ therein.
Partner/Member

[Signature]
Notary Public

My Commission Expires: 4/25/07 Residing at: Salt Lake City, Utah

LTC#42468



**EXHIBIT A
LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: Beginning at a point 794.30 feet North 1°00'36" East (Utah State Plane Grid Bearing) along the Section line from the Southwest corner of said Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian; running thence North 1°00'36" East 195.40 feet along said Section line to a point described as being on an old existing fence on the South side of a 2 rod right-of-way (said point is South 1°00'36" West 1634.29 feet along the Section line from the Northwest corner of said Quarter Section); thence South 71°37'01" East 303.57 feet to a point described as being the Westerly line of Riverdale Road; thence South 38°30'13" West 231.84 feet along said Westerly line to a point described as being on an existing chain link fence; thence North 60°56'15" West 168.39 feet along said fence to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel of land conveyed to the UTAH DEPARTMENT OF TRANSPORTATION in that certain Warranty Deed recorded May 2, 1997 as Entry No. 1469274, in Book 1860, at Page 396, of the Official Records of the Weber County Recorder, to-wit:

A parcel of land in fee for the Bridge Replacement of the existing highway State Route 26 known as Project No. 0026, being part of an entire tract of property, situate in the SW 1/4 NW 1/4 of Section 8, Township 5 North, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows: Beginning at the intersection of the southwesterly boundary line of said entire tract and the northwesterly existing right of way line of said existing highway State Route 26, at a point 242.103 meters (794.30 feet) North 1°00'36" East along the west line of said Section 8 and 51.325 meters (168.39 feet) South 60°56'15" East from the Southwest corner of the Northwest Quarter of said Section 8; and running thence North 38°30'13" East 70.668 meters (231.84 feet) along said northwesterly existing right of way line to the northwesterly boundary line of said entire tract; thence North 71°37'01" West 1.874 meters (6.15 feet) to a point 17.000 meters (55.77 feet) perpendicularly distant northwesterly from the centerline of said project at Engineer Station 4+217.780; thence South 38°30'13" West 70.316 meters (230.70 feet) along a line parallel to said centerline to said southwesterly boundary line; thence South 60°56'15" East 1.784 meters (5.85 feet) along said southwesterly boundary 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.

+++

06-030-0030 *JK* *J.S.*
~~06-030-0030~~ *J.S.*

FOR REFERENCE PURPOSES ONLY: TAX PARCEL NO: ~~06-030-0030~~