



\*W3035256\*

E# 3035256 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
14-Feb-20 0140 PM FEE \$40.00 DEP PCI  
REC FOR: FIRST AMERICAN TITLE INSURANCE COI  
ELECTRONICALLY RECORDED

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**  
and mail tax notices to:

Mountain America Federal Credit Union  
Attn: Corporate Real Estate  
9800 South Monroe Street  
Sandy, Utah 84070

**FIRST AMERICAN TITLE**

# NCS-976215-JH

Affects Parcel Tax ID Nos.  
03-017-0036 and 03-017-0037

**WARRANTY DEED**

B & N Properties, L.L.C., a Utah limited liability company, which erroneously acquired title as B&N Properties, LLC., a Utah Limited Liability Company, with an address of 825 East Hwy 193, Layton, Utah 84041 (“**Grantor**”), hereby conveys and warrants to MOUNTAIN AMERICA FEDERAL CREDIT UNION, a Utah non-profit corporation, with an address of 9800 South Monroe Street, Sandy, Utah 84070 (“**Grantee**”), for the sum of Ten Dollars (\$10.00) and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, that certain real property located in Weber County, Utah, as more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference (the “**Property**”), together with any and all buildings, structures, and improvements on the Property and any and all appurtenances, rights, and privileges pertaining to the Property; subject to easements, rights-of-way, and restrictions as may appear of record on the Property in the Weber County Recorder’s Office and subject to real property taxes and assessments for the current year and thereafter.

Witness the hand of said Grantor this 12<sup>th</sup> day of February, 2020.

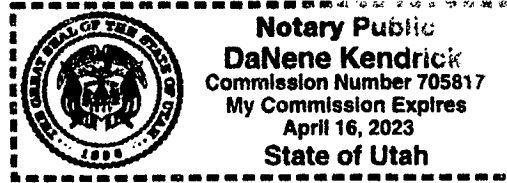
**[ACKNOWLEDGEMENTS ON FOLLOWING PAGES]**

**GRANTOR:**

B & N PROPERTIES, L.L.C.,  
a Utah limited liability company

By:   
Matthew R. Petersen, Manager

STATE OF Utah )  
County of Davis ) SS.



On 2/12/2020, before me, the undersigned Notary Public, personally appeared Matthew R. Petersen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

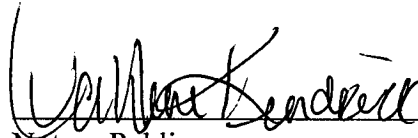
  
Notary Public

EXHIBIT "A"

(Property Legal Description)

**PARCEL 1:**

**PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT "A", OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT NORTH 0°58' EAST 743.84 FEET AND NORTH 89°02' WEST 206.40 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 19; RUNNING THENCE SOUTH 0°22' WEST 117 FEET; THENCE NORTH 89°02' WEST 25 FEET; THENCE NORTH 0°22' EAST 117 FEET; THENCE SOUTH 89°02' EAST 25 FEET TO THE PLACE OF BEGINNING.**

**EXCEPTING THEREFROM ANY PORTION OF SUBJECT PROPERTY, IF ANY, WITHIN THE ALLEY ABUTTING SAID PROPERTY ON THE SOUTH.**

**TOGETHER WITH A RIGHT OF WAY FOR ALL PURPOSES OF INGRESS AND EGRESS OVER AN ALLEY 16 FEET WIDE ADJOINING ON THE SOUTH.**

**PARCEL 2:**

**PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT "A", OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT NORTH 0°58' EAST 743.84 FEET AND 156.40 FEET NORTH 89°02' WEST FROM THE SOUTHEAST CORNER OF SAID LOT 19; RUNNING THENCE SOUTH 0°22' WEST 117 FEET; THENCE NORTH 89°02' WEST 50 FEET; THENCE NORTH 0°22' EAST 117 FEET; THENCE SOUTH 89°02' EAST 50 FEET TO THE PLACE OF BEGINNING.**

**EXCEPTING THEREFROM ANY PORTION OF SUBJECT PROPERTY, IF ANY, WITHIN THE ALLEY ABUTTING SAID PROPERTY ON THE SOUTH.**

**TOGETHER WITH A RIGHT OF WAY FOR ALL PURPOSES OF INGRESS AND EGRESS OVER AN ALLEY 20 FEET WIDE ADJOINING ON THE EAST AND AN ALLEY 16 FEET WIDE ADJOINING ON THE SOUTH.**