



W3260612

Mail Recorded Deed and Tax Notice To:
Marvin Barker Investment Company, L.L.C.
3095 S. Morgan Valley Drive
Porterville, UT 84414

E# 3260612 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
24-Oct-22 0102 PM FEE \$40.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 157400-KAP

SPECIAL WARRANTY DEED

Marvin Barker Investment Company, L.L.C., a Utah Limited Liability Company

GRANTOR(S) of Porterville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Marvin Barker Investment Company, L.L.C. as to an undivided 13% interest, Brent M. Barker as to an undivided 29% interest, Bruce C. Barker as to an undivided 29% interest, and Virginia S. Burwell as to an undivided 29% interest

GRANTEE(S) of Porterville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 18-161-0008 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 21st day of October, 2022.

Marvin Barker Investment Company, L.L.C., a
Utah Limited Liability Company

BY: Julie B. Farr
Julie B. Farr
Co-Manager

BY: Virginia Burwell
Virginia Burwell
Co-Manager

STATE OF UTAH
COUNTY OF DAVIS

On this 21st day of October, 2022, before me, personally appeared Julie B. Farr, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Marvin Barker Investment Company, L.L.C., a Utah Limited Liability Company.

Krista Allred
Notary Public



STATE OF UTAH
COUNTY OF DAVIS

On this 21st day of October, 2022, before me, personally appeared Virginia Burwell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Marvin Barker Investment Company, L.L.C., a Utah Limited Liability Company.

Krista Allred
Notary Public

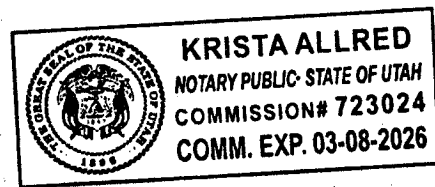


EXHIBIT A
Legal Description

A portion of the Remainder Parcel of Barker Depot, a Subdivision in North Ogden City, recorded as Entry No. 2992361 in Book 85 at Page 95 of the Official Records of Weber County, Utah, located in the Northeast quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in North Ogden City, Weber County, Utah:

Beginning at the Southeast corner of Lot 1 of said subdivision, located 620.81 feet North 88°47'00" West along the South line of Lot 48, Plat B, North Ogden City Survey, and 406.61 feet North 00°12'10" West from the Southeast corner of said Lot 48, said Southeast corner of Lot 48 is located 5484.34 feet North 01°09'30" East along the monument line of Washington Boulevard spanning between 1700 North and Elberta Streets, and 66.00 feet North 88°50'30" West from a Brass Cap Monument found marking the intersection of said 1700 North Street and Washington Boulevard, and running thence North 00°12'10" West 194.73 feet along the East line of said Lot 1 to the Southerly line of 2600 North Street as conveyed to the Utah Department of Transportation per that certain Warranty Deed recorded as Entry No. 3025685 of the Official Records of Weber County, Utah; thence along said Southerly line the following two (2) courses: Southeasterly along the arc of a 2951.50 foot radius curve to the right a distance of 74.93 feet (Center bears South 03°29'48" West, central angle equals 01°27'17" and long chord bears South 85°46'34" East 74.93 feet) to a point of reverse curvature, and Southeasterly along the arc of a 4048.50 foot radius curve to the left a distance of 88.05 feet (central angle equals 01°14'46" and long chord bears South 85°40'18" East 88.05 feet); thence South 00°56'00" West 217.52 feet; thence North 88°53'22" West 68.22 feet; thence North 48°19'19" West 48.98 feet; thence North 88°53'22" West 53.51 feet to said Southeast corner of Lot 1 and the point of beginning.

Note: The above bearings have a reference to North based on the North American Datum of 1983, Utah North Zone State Plane datum, and must be rotated 00°54'30" in a Clockwise direction to match the underlying Ogden City Survey Plat 'B'.