



\*W3260613\*

E# 3260613 PG 1 OF 12  
Leann H. Kilts, WEBER COUNTY RECORDER  
24-Oct-22 0102 PM FEE \$40.00 DEP SLV  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

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

157400-KAP

Affects Parcel Nos. 18-161-0008

**BARKER WARRANTY DEED**

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, with an address of 3095 South Morgan Valley Drive, Porterville, Utah 84414 (“**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 21st day of October, 2022.

**GRANTOR:**

**BARKER**  
MARVIN ~~BARKER~~ INVESTMENT COMPANY,  
L.L.C., a Utah limited liability company

By: \_\_\_\_\_  
Name: Julie B. Farr  
Its: Co-Manager

By: \_\_\_\_\_  
Name: Virginia Burwell  
Its: Co-Manager

Signed with Stavvy:

*Brent M Barker*

3Dw7szRj

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Brent M. Barker

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Bruce C. Barker

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Virginia S. Burwell

**[ACKNOWLEDGEMENTS ON FOLLOWING PAGES]**

STATE OF UTAH)

COUNTY OF DAVIS)

On this 21st day of October, 2022, personally appeared before me Julie B. Farr and Virginia Burwell, who are personally known to me, or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did acknowledge to me that they are the Co-Managers of MARVIN BAKER INVESTMENT COMPANY, L.L.C., a Utah limited liability company, and that they executed the foregoing Warranty Deed in their authorized capacity on behalf of said limited liability company for its stated purpose.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

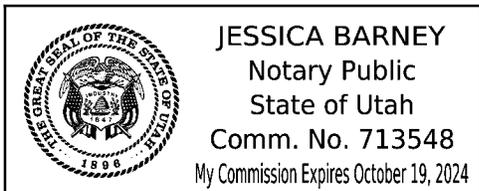
STATE OF UTAH)

COUNTY OF DAVIS)

On this 21st day of October, 2022, before me, personally appeared Brent M. Barker, 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.

WITNESS my hand and official seal.

Signed with Stavvy:  
*Jessica Barney*  
6Qw7hb6G  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/19/2024



Notarized remotely via audio/video communication using Stavvy

STATE OF UTAH)

COUNTY OF DAVIS)

On this 21st day of October, 2022, before me, personally appeared Bruce C. Barker, 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.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF UTAH)

COUNTY OF DAVIS)

On this 21st day of October, 2022, before me, personally appeared Virginia S. 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.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

## EXHIBIT "A"

## (Property 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'.

Tax Id     18-161-0008  
No.:

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

*Mail Tax Notice to:*  
Mountain America Federal Credit Union  
Attn: Corporate Real Estate  
9800 South Monroe Street  
Sandy, Utah 84070

*157400-KMP*

Affects Parcel Nos. 18-161-0008

**WARRANTY DEED**

<sup>R</sup>  
MARVIN BAKER 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, with an address of 3095 South Morgan Valley Drive, Porterville, Utah 84414 (“**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 21st day of October, 2022.

**GRANTOR:**

<sup>R</sup>  
MARVIN BAKER INVESTMENT COMPANY,  
L.L.C., a Utah limited liability company

By: *Julie B. Farr*  
Name: Julie B. Farr  
Its: Co-Manager

By: *Virginia Burwell*  
Name: Virginia Burwell  
Its: Co-Manager

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Brent M. Barker

*Bruce C Barker*  
Bruce C. Barker

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Virginia S. Burwell

**[ACKNOWLEDGEMENTS ON FOLLOWING PAGES]**

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Brent M. Barker

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Bruce C. Barker



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Virginia S. Burwell

**[ACKNOWLEDGEMENTS ON FOLLOWING PAGES]**

STATE OF UTAH)

COUNTY OF DAVIS)

On this 21st day of October, 2022, personally appeared before me Julie B. Farr and Virginia Burwell, who are personally known to me, or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did acknowledge to me that they are the Co-Managers of MARVIN BAKER INVESTMENT COMPANY, L.L.C., a Utah limited liability company, and that they executed the foregoing Warranty Deed in their authorized capacity on behalf of said limited liability company for its stated purpose.

WITNESS my hand and official seal.



Krista Allred  
Notary Public  
My Commission Expires: 03-08-2026

STATE OF UTAH)

COUNTY OF DAVIS)

On this 21st day of October, 2022, before me, personally appeared Brent M. Barker, 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.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

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STATE OF UTAH)

COUNTY OF DAVIS)

On this 21st day of October, 2022, before me, personally appeared **Bruce C. Barker**, 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.

WITNESS my hand and official seal.

*Melanie Luna*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 7/21/2024



STATE OF UTAH)

COUNTY OF DAVIS)

On this 21st day of October, 2022, before me, personally appeared **Virginia S. 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.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF UTAH)

COUNTY OF DAVIS)

On this 21st day of October, 2022, before me, personally appeared Bruce C. Barker, 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.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF UTAH)

COUNTY OF DAVIS)

On this 21st day of October, 2022, before me, personally appeared Virginia S. 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.

WITNESS my hand and official seal.



KRISTA ALLRED  
Notary Public  
My Commission Expires: 03-08-2026

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