

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



File No.: 166375-KAP



W3320331

E# 3320331 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
02-Apr-24 0356 PM FEE \$40.00 DEP SD
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,]
ELECTRONICALLY RECORDED

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., a Utah limited liability company as to a 71% interest
and Virginia S. Burwell as to a 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

CM *CM* *ds* *ds* *ds*

TAX ID NO.: 18-161-0012 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 2nd day of April, 2024.

Marvin Barker Investment Company, L.L.C., a
Utah limited liability company

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

BY: Virginia H. Burwell
Virginia Burwell
Co-Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 2nd day of April, 2024, before me, personally appeared Julie B. Farr and Virginia Burwell, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this document, and acknowledged before me that 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

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.

LESS AND EXCEPTING therefrom the following:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET, SAID POINT BEING NORTH 89°41'30" WEST 805.37 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET AND NORTH 00°19'43" EAST 602.13 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT 'B', NORTH OGDEN SURVEY, SAID POINT ALSO BEING NORTH 00°15'00" EAST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD 6108.39 FEET AND SOUTH 88°51'10" WEST 870.79 FEET FROM THE OGDEN CITY SURVEY MONUMENT IN THE INTERSECTION OF WASHINGTON BOULEVARD AND 1700 NORTH STREET; AND RUNNING THENCE NORTH 88°51'10" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET 193.01 FEET; THENCE SOUTH 01°06'46" EAST 200.01 FEET; THENCE SOUTH 88°51'10" WEST 221.86 FEET TO THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF 300 EAST STREET THE FOLLOWING TWO (2) COURSES: NORTH 00°19'43" EAST 174.08 FEET; THENCE NORTH 42°09'42" EAST 35.70 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING therefrom the following:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 (2600 NORTH STREET) KNOWN AS PROJECT NO. F-0235(20)3, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOTS 15 AND 47, PLAT "B", NORTH OGDEN CITY SURVEY, A SUBDIVISION RECORDED IN BOOK 5, PAGE 79 OF PLATS AND THE REMAINDER PARCEL OF BARKER DEPOT, A SUBDIVISION RECORDED AS ENTRY NO. 2992361, BOOK 85, PAGE 95 OF PLATS, IN THE NE1/4 NE1/4 OF SECTION 32, T.7N., R.1W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 134 (2600 NORTH STREET) AND THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 235 (WASHINGTON BOULEVARD) WHICH CORNER IS 7.89 FEET N.00°15'00"E. AND 66.00 FEET N.89°43'42"W. AND 55.00 FEET S.00°15'00"W. FROM THE MONUMENT AT THE INTERSECTION OF 2600 NORTH AND WASHINGTON BOULEVARD, SAID CORNER IS ALSO 15.55 FEET N.00°15'00"E. FROM THE NORTHEAST CORNER OF SAID LOT 15; AND RUNNING THENCE S.00°15'00"W. 45.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT 100.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE 2600 NORTH STREET CONTROL LINE OPPOSITE ENGINEER STATION 109+11.50; THENCE N.44°43'54"W. 25.46 FEET TO A LINE PARALLEL WITH AND 82.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 108+93.50; THENCE N.89°43'42"W. 69.95 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A 9,918.00-FOOT RADIUS CURVE TO THE LEFT, CONCENTRIC WITH SAID CONTROL LINE OPPOSITE ENGINEER STATION 108+23.55; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 146.34 FEET THROUGH A DELTA OF 00°50'43" (NOTE: CHORD TO SAID CURVE BEARS S.89°50'57"W. FOR A DISTANCE OF 146.32 FEET) TO THE BEGINNING OF A 4,048.50-FOOT RADIUS REVERSE CURVE TO THE RIGHT OPPOSITE ENGINEER STATION 106+76.00; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 326.21 FEET THROUGH A DELTA OF 04°37'00" (NOTE: CHORD TO SAID CURVE BEARS N.88°15'55"W. FOR A DISTANCE OF 326.12 FEET) TO THE BEGINNING OF A 2,951.50-FOOT

RADIUS REVERSE CURVE TO THE LEFT AT A POINT 66.10 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 103+49.47; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 74.89 FEET THROUGH A DELTA OF 01°27'14" (NOTE: CHORD TO SAID CURVE BEARS N.86°41'02"W. FOR A DISTANCE OF 74.89 FEET) TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE N.01°06'46"W. 5.27 FEET ALONG SAID WESTERLY BOUNDARY LINE TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE N.88°51'10"E. 424.24 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S.89°43'42"E. 211.08 FEET ALONG SAID SOUTHERLY RIGHT OF WAY 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.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°54'30" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

ALSO LESS AND EXCEPTING therefrom the following:

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".