

Return to:
Gordon T. Allred
2036 Polk Avenue
Ogden, Utah

SEARCHED INDEXED
SERIALIZED FILED
COURT FILED PAGES
(13-113-0002)
(13-113-0021)

BOOK 936 PAGE 300

532213

\$3.60

FILED AND RECORDED FOR
KODAK FILM CO
OCT 1 1964 PM 4 49

WARRANTY DEED

Edith Allred

GLEN J. MAW and ETHELYN S. MAW, his wife, and DOROTHY L. MAW,
ALL of Ogden City, Weber County, Utah, Grantors, hereby CONVEY and
WARRANT to GORDON T. ALLRED and SHARON W. ALLRED, his wife, of
Ogden City, Weber County, Utah, Grantees, as joint tenants and
not as tenants in common, with full right of survivorship, for
the sum of Ten Dollars (\$10.00) and other good and valuable
consideration, the following described tract of land in Weber
County, State of Utah:

Being a part of the northeast one-quarter of the northwest
one-quarter of section 27, township 6 north, range 1 west, Salt
Lake Base and Meridian, U.S. Survey, in Ogden City, Weber County,
Utah, more particularly described as follows:

Beginning at a point south 89 deg. 27 min. 22 sec. east 342.89
feet from the southwest corner of and along and in the south line
of the said northeast one-quarter of the northwest one-quarter of
section 27, said point is also in the center line of Polk Avenue
extended, said point also being north 0 deg. 58 min. east 578.93
feet from the intersection of the center line of Polk Avenue and
the center line of 21st Street; thence North 0 deg. 58 min. east
along the center line of Polk Avenue extended 305.74 feet to a
point; thence south 64 deg. 51 min. 04 sec. east 434.09 feet to
a point in the east line of Robins Avenue extended; thence south
0 deg. 58 min. west 55.00 feet along the east line of Robins
Avenue extended to a point; thence north 89 deg. 27 min. 22 sec.
west 40.00 feet to a point in the center line of Robins Avenue
extended; thence south 0 deg. 58 min. west 70.00 feet along the
center line of Robins Avenue extended to a point in the south
line of the said northeast one-quarter of the northwest one-quarter
of section 27, said point also being north 0 deg. 58 min. east
531.52 feet from the intersection of the center line of Robins
Avenue and the center line of 21st Street; thence north 89 deg.
27 min. 22 sec. West 356.01 feet along the south line of the said
northeast one-quarter of the northwest one-quarter of section 27
to the point of beginning; containing 1.90 acres more or less;
together with and subject to the following two joint right of
ways as follows:

(1) Excepting and reserving from this deed all the rights,
interests and benefits granted unto certain Grantees hereinafter
designated STUART and together with all the exceptions and
reservations made in favor of Grantors herein, in that certain
warranty deed, wherein the Grantors conveyed the land adjoining
to the east of the premises herein conveyed, subject to an 80
foot by 70 foot right of way for use as access and egress for
street purposes only as to the extension of the street now known
as Robins Avenue, to GILBERT C. STUART and ESTHER BERNEICE STUART,
husband and wife, Grantees, dated August 31, 1964 and recorded
in the office of the Weber County Recorder on September 11, 1964
in Book 784 of Records, Page 342.

(2) Together with a right of way and easement, to be used
only for access or egress in the use and extension of Polk Avenue
as a street, of a 25 foot wide strip of land on that part of
Grantor's land immediately adjoining on the west of the herein-
above described premises conveyed to the Grantees and reserving
unto the Grantors, their heirs, successors, and assigns, a right
of way and easement, to be used only for access or egress in the
use and extension of Polk Avenue as a street, a 25 foot wide strip
of land on the west portion of the land hereinabove described and
conveyed by this deed. Both of the aforementioned 25 foot wide
strips of land are part of a 50 foot wide strip of land which

BOOK 936 PAGE 391

is to be used as such a right of way, which has a center line on the center line of Polk Avenue extended for a distance of 305.74 feet, and which 50 foot wide right of way is more particularly described as follows:

Beginning at a point at the intersection of the south line of the said north east one-quarter of the northwest one-quarter of section 27 and the center line of Polk Avenue, said point being north 0 deg. 58 min. east 578.93 feet from the intersection of the centerlines of Polk Avenue and 21st Street; thence north 89 deg. 27 min. 22 sec. west 25.00 feet along the south line of the above mentioned one-quarter section to a point; thence north 0 deg. 58 min. east 317.15 feet parallel to and 15.00 feet easterly from the west line of Polk Avenue extended to a point; thence south 64 deg. 51 min. 04 sec. east 54.81 feet to a point; thence south 0 deg. 58 min. west 294.33 feet parallel to and 15.00 feet westerly from the east line of Polk Avenue extended to a point in the south line of the above mentioned one-quarter section; thence north 89 deg. 27 min. 22 sec. west 25.00 feet to point of beginning; containing 0.364 acres more or less.

The Grantors further reserve unto themselves and the Grantees through this conveyance do hereby acquire the right to improve any part or all of said 50 foot wide right of way at their individual expense or at their joint expense by agreement in order to conform to the requirements of Ogden City for the extension of Polk Avenue along said right of way.

Reserving further to the Grantors, and granting to the Grantees, the right to petition the proper authorities for dedication of said right of way as a street in the extension of Polk Avenue, and that if this right of way is made a part of Polk Avenue by dedication at the instance of either of said parties or their heirs, successors or assigns, both Grantors and Grantees or their heirs, successors or assigns will each deed their portion of said right of way to Ogden City for the purposes of such dedication.

Upon the failure of Grantees herein, or their heirs, successors, or assigns to execute a deed in connection with such a dedication as above mentioned, such failure shall constitute a defeasance, and the portion reserved to Grantors for said right of way shall forthwith revert to the Grantors, their heirs, successors, or assigns, for the purpose of re-entry and possession or for the purpose of conveyance of said land to Ogden City in order to accomplish the proposed dedication.

WITNESS the hands of said Grantors this 26th day of February, 1970.

Glen J. Maaw
GLEN J. MAW

Ethelyn S. Maaw
ETHELYN S. MAW

Dorothy L. Maaw
DOROTHY L. MAW

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On the 26th day of February, 1970, personally appeared before me GLEN J. MAW and ETHELYN S. MAW, his wife, and DOROTHY L. MAW, the signers of the above instrument, who duly acknowledge to me that they executed the same.

John F. Turner
Notary Public
Residing at Ogden, Utah

My commission expires Jan 17, 1974