

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

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532213

8/3/60

FILED AND RECORDED FOR

Home Abstract Co.
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13-113-0003
13-113-0021

WARRANTY DEED

Edith D. Hinkle

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 hereinabove 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

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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. Maw
GLEN J. MAW
Ethelyn S. Maw
ETHELYN S. MAW
Dorothy L. Maw
DOROTHY L. MAW

Signed in the presence of:
Frank J. Maw

STATE OF UTAH)
COUNTY OF WEBER) ss.

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.

Frank J. Maw
Notary Public
Residing at Ogden, Utah

My commission expires Jan 13, 1974