

3 Return to: Robert Eley
First Security Bank Bldg.
Ogden, Utah

BOOK 1023 PAGE 247 370

FILED AND RECORDED FOR
Western States Title

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Compared Page 08-052-0051 (08-052-0050)

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ARTHUR EAMES OLSEN
WEBER COUNTY RECORDER
DEPUTY *Gene T. Clark*

WARRANTY DEED

WILLIAM L. FREEMAN and KRISTIN G. FREEMAN, husband and wife, Grantors, of Salt Lake County, State of Utah, hereby convey and warrant to ROY AUTO PARTS, a Utah corporation - Carl Alan Nealson, President, Grantee, for Ten Dollars and other good and valuable consideration, the following described tract of land in Weber County, State of Utah, to-wit:

Part of the West 1/2 of Section 11, Township 5 North, Range 2 West, S.L.B. & M., U. S. Survey: Beginning at a point on the South side of 4000 South Street and on the East Right-of-Way Line of the Denver and Rio Grande Railroad. Said point being 913 feet South 89°07' West and 40 feet South 33°32' West from the North Quarter Corner of Section 11, Township 5 North, Range 2 West, running thence South 33°32' West 980.45 feet along the East line of said right-of-way; thence South 56°28' East 183.37 feet to the West right-of-way line of the Oregon Shortline Railroad; thence North 32°17' East 538.96 feet; thence North 30°47' East 542 feet along the OSL Railroad W. Right-of-Way Line; thence South 89°07' West 176.5 feet along the South boundary line of 4000 South Street to the point of beginning. Containing 4 acres. SUBJECT to a Right-of-Way 30 feet wide over the Westerly portion thereof, and together with a right-of-way 30 feet wide which begins at the intersection of the South line of 4000 South line of 4000 South Street and the East line of the D. & R. G. R. R. Right-of-Way, and runs Southwesterly adjacent to and parallel to the East line of said Railroad R. O W. 3930.5 feet to grantors South line.

2. ALSO: Part of the West 1/2 of Section 11, Township 5 North, Range 2 West, S.L.B. & M., U. S. Survey: Beginning at a point on the East Right-of-Way Line of the Denver and Rio Grande Railroad. Said point being 913 feet South 89°07' West and 1020.45 feet South 33°32' West from the North Quarter Corner of Section 11, Township 5 North, Range 2 West, running thence South 33°32' West 849.22 feet along the East Right-of-Way Line of the D. and R. G. Railroad; thence South 56°28' East 254.40 feet to the Oregon Shortline Railroad West Right-of-Way Line; thence North 24°56' East 410.30 feet and thence North 32°17' East 443.64 feet along the West Right-of-Way Line of the O.S.L. Railroad; thence North 56°38' West 183.37 feet to the point of beginning, containing 4 acres. SUBJECT to a Right-of-Way 30 feet wide over the Westerly portion thereof, and together with a right-of-way 30 feet wide which begins at the intersection of

R.P.

the South line of 4000 South Street and the East line of the D. & R. G. R. R. right-of-way, and runs Southwesterly adjacent to and parallel to the East line of said Railroad R. of W. 3930.5 feet to grantors South line.

WITNESS the hands of said Grantors this 18th day of April, 1973.

William L. Freeman
William L. Freeman

Kristin G. Freeman
Kristin G. Freeman

STATE OF UTAH (: ss.
COUNTY OF WEBER (

On this 18th day of April, 1973, personally appeared before me William L. Freeman and Kristin G. Freeman, husband and wife, signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Steve Hundick
Notary Public
Residing at Ogden, Utah

My commission expires:

9/3/1975

