

First National Bank of Ogden  
250 Washington Blvd.  
Ogden, Utah

1212 601

120-125 11.5

Recorded At Request of \_\_\_\_\_

by \_\_\_\_\_ M. Fee Paid \_\_\_\_\_

by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref. \_\_\_\_\_

Mail tax notice to \_\_\_\_\_ Address \_\_\_\_\_

# WARRANTY DEED

MARY FRANCES BOEKWEG, a woman, of Ogden, County of Weber, State of Utah, hereby grantor  
CONVEY and WARRANT to PETERSEN INVESTMENT, II a limited partnership, partnership

of Ogden, County of Weber State of Utah grantee  
Ten and no/100 and other good and valuable considerations \_\_\_\_\_ DOLLARS.  
the following described tract of land in Weber County,  
State of Utah:

A part of the Southwest Quarter of Section 7, T5N, R1W, S16&M, U. S. Surveys  
Beginning at a point South 0°18'31" West 26.95 feet, North 64°15" East 1181.69  
feet along the North line of Riverdale Road, North 0°30' East 180.95 feet, South  
66°30' East 11.41 feet and North 0°44'15" East 879.54 feet along an old existing  
fence from the Southwest corner of said quarter section, running thence North 0°  
44'15" East 220.07 feet along said fence; thence South 37°26'48" East 393.47 feet  
to the West line of 900 West Street; thence South 2°23'12" West 217.53 feet  
along said street, thence North 87°26'48" West 393.47 feet, more or less, to the  
point of beginning.

Reserving unto grantor an easement and right of way 1 rod in width extending 164  
feet to the East of the West bank of presently existing irrigation ditch which runs  
in a North South direction. Said easement and right of way to be utilized by Grantor and  
its successors for so long as Grantors remaining premises to the North are used for  
agricultural purposes requiring irrigation water. At such time as grantor no longer  
requires irrigation water thru said ditch for grantors premises lying North of  
above described premises the easement and right of way shall thereupon terminate.  
Grantee is granted the privilege to cover or pipe said ditch at grantees expense  
provided same shall not interfere with water flow and utilization thereof by grantor  
for irrigation purposes. Subject to the restriction upon said premises that no  
portion thereof may at any time be used for purpose of a commercial banking institution

WITNESS, the hand of said grantor, this 10th day of  
August, A. D. 19 77.

Signed in the Presence of

\_\_\_\_\_ )  
\_\_\_\_\_  
\_\_\_\_\_ )

Mary Frances Boekweg  
\_\_\_\_\_  
\_\_\_\_\_ )

STATE OF UTAH,

County of Weber

} ss.

On the 10th day of August, A. D. 19 77,  
personally appeared before me Mary Frances Boekweg, a woman

the signer of the within instrument, who duly acknowledged to me that she executed the  
same.

Paul J. Keenan  
Notary Public.

My commission expires 4-18-81 Residing in Ogden, Utah

BLANK 2181--WARRANTY DEED--7.00 PER PG. 10" X 14" 2000 5007--SALT LAKE--77

NOV 14 69 PM 4 52