

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
200 East South Temple, Suite 200  
Salt Lake City, UT 84111  
(801)536-3100  
AFTER RECORDING RETURN TO:  
Old Pelican, LLC  
326 North Wilkie Street  
Kaysville, UT 84037



\*W2355548\*

E# 2355548 PG 1 OF 4  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
23-JUL-08 2:15 PM FEE \$19.00 DEP SC  
REC FOR: FIRST AMERICAN NCS - SOUTH TEM  
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

(CORPORATE FORM)

Escrow No. **NCS-355067-SLC1 (cp)**  
A.P.N.: ~~01-019-0005~~, ~~01-019-0006~~

**Rubin, Inc.** a corporation organized and existing under the laws of the State of Utah with its principal office at **144 & 150 25th Street, Ogden, UT 84401** of **Weber County, State of UT**, Grantor(s) hereby CONVEY(S) AND WARRANT(S) TO

**Old Pelican, LLC**, a Utah limited liability company, Grantee of **Kaysville, UT**, for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in **Weber County, State of UT**:

**PARCEL 1:**

**PART OF LOT 1, BLOCK 23, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH:**

**BEGINNING AT A POINT 2.6 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1; AND RUNNING THENCE EAST 65.5 FEET; THENCE NORTH 132 FEET; THENCE WEST 65.5 FEET; THENCE SOUTH 132 FEET TO THE PLACE OF BEGINNING.**

**PARCEL 2:**

**PART OF LOTS 1 AND 2, BLOCK 23, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH:**

**BEGINNING AT A POINT 2 FEET 6 INCHES EAST OF THE SOUTHEAST CORNER OF SAID LOT 2; AND RUNNING THENCE WEST 52 FEET 6 INCHES; THENCE NORTH 132 FEET; THENCE EAST 52 FEET 6 INCHES; THENCE SOUTH 132 FEET TO THE POINT OF BEGINNING.**

**PARCEL 1 AND PARCEL 2 COMBINED ARE DESCRIBED BY SURVEY AS FOLLOWS:**

**A PART OF LOTS 1 AND 2, BLOCK 23, PLAT "A" OGDEN CITY SURVEY:**

(01-019-0005, 0006)  
01-019-0039 LF.

**BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING NORTH 89°02' WEST 382.95 FEET AND NORTH 0°58' EAST 49.50 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 25TH STREET; RUNNING THENCE NORTH 89°02' WEST 50.00 FEET; THENCE NORTH 00°57'04" EAST 132.00 FEET; THENCE SOUTH 89°02' EAST 118.00 FEET; THENCE SOUTH 00°57'04" WEST 132.00 FEET; THENCE NORTH 89°02' WEST 68.00 FEET TO THE PLACE OF BEGINNING.**

**PARCEL 3:**

**THOSE APPURTENANT RIGHTS CREATED BY QUIT-CLAIM AND EASEMENT AGREEMENT RECORDED MARCH 09, 1998 AS ENTRY NO. 1526678 IN BOOK 1912 AT PAGE 2167, DESCRIBED AS FOLLOWS:**

**COMMON EASEMENT: A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE WEST LINE OF LINCOLN AVENUE, OGDEN, UTAH, SAID POINT BEING NORTH 0°58' EAST 157.75 FEET FROM THE SOUTHEAST CORNER OF BLOCK 23, PLAT A, OGDEN CITY SURVEY; THENCE NORTH 89°02' WEST 666.0 FEET TO THE WEST LINE OF SAID BLOCK 23; THENCE NORTH 0°58' EAST 15.0 FEET; THENCE SOUTH 89°02' EAST 666.0 FEET; THENCE SOUTH 0°58' WEST 15.0 FEET TO THE POINT OF BEGINNING.**

**INDIVIDUAL EASEMENT: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH IS NORTH 0°58' EAST 132.0 FEET AND SOUTH 89°58' EAST 330.91 FEET FROM THE SOUTHWEST CORNER OF BLOCK 23, PLAT A, OGDEN CITY SURVEY; THENCE NORTH 0°58' EAST 25.75 FEET; THENCE SOUTH 89°02' EAST 17.50 FEET; THENCE SOUTH 0°58' WEST 25.75 FEET; THENCE NORTH 89°02' WEST 17.50 FEET TO THE POINT OF BEGINNING.**

Subject to the matters listed on "Exhibit A" attached hereto.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 27 day of July, 2008. A.D.

Rubin, Inc.

Scott VanLeeuwen  
By: Scott Vanleeuwen, President

STATE OF UTAH )  
County of Salt Lake ) ss.

This instrument was acknowledged and executed before me this 23<sup>rd</sup> day of July, 2008, by Scott VanLeeuwen, who acknowledge to be the President of Rubin, Inc., and that as such officer, being authorized so to do, signed the name of the corporation as such officer.

Cathy C. Prestwich  
Notary Public  
(Printed Name)  
My Commission expires: \_\_\_\_\_



**EXHIBIT 'A'**

1. (The following affects Parcel 1)  
Taxes for the year 2008 now a lien, not yet due. Tax Parcel No. 01-019-0005.
2. (The following affects Parcel 2)  
Taxes for the year 2008 now a lien, not yet due. Tax Parcel No. 01-019-0006.
3. The land is included within the boundaries of Ogden City, the Weber Basin Water Conservancy District, the Central Weber Sewer Improvement District, the 25th Street Redevelopment Project, Project No. 2 and the Weber Area Dispatch 911 and Emergency Services District, and is subject to charges and assessments made thereby.
4. A Resolution No. 30-81 designating as an Historic District all Property fronting on Twenty-Fifth Street between Grant and Wall Avenues and also including Union Station, recorded May 20, 1981 as Entry No. 836202 in Book 1382 at Page 409 of Official Records.  
  
An Amended Resolution No. 30-81 designating as an Historic District all Property fronting on Twenty-Fifth Street between Grant and Wall Avenues and also including Union Station, recorded May 28, 1981 as Entry No. 836669 in Book 1382 at Page 1210 of Official Records.
5. A Resolution No. 93-57 to create Ogden City, Utah, Central Business District No. 1, to select and approve the Do, Inc. budget as described in the notice of Intention concerning the District, recorded November 01, 1993 as Entry No. 1255293 in Book 1687 at Page 1110 of Official Records.  
  
An Ordinance No. 2003-83 providing for New Assessments within the Ogden City, Utah Central Business Improvement District No. 1; and providing that this Ordinance shall become effective January 11, 2004 and recorded January 09, 2004 as Entry No. 2004067 and re-recorded March 23, 2004 as Entry No. 2019270 of Official Records.
6. Resolution No. 23-2005 creating and establishing a special service district to be known as the "Weber Area Dispatch 911 and Emergency Services District" recorded January 24, 2006 as Entry No. 2156401 of Official Records.