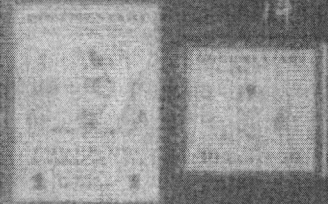


will call



WARRANTY DEED.

Leona S. Ziemer and Karlene Ziemer Malouf, formerly Karlene Ziemer, Grantors, of Ogden City, Weber County, State of Utah, hereby convey and warrant to Zeanes P. Smith and Beverly T. Smith, husband and wife, as joint tenants with full right of survivorship and not as tenants in common, Grantees, of Ogden City, Weber County, State of Utah, for the sum of Eight Hundred Dollars, an undivided three-fourths interest in the following described tract of land situate in Ogden City, Weber County, State of Utah:

1817642

A part of the northwest quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U. S. Survey: Beginning at a point north 0° 58' east 662.43 feet and south 89° 02' east 190.55 feet from the southwest corner of said quarter section, and running thence north 0° 58' east 327.88 feet to the south line of 12th Street, thence south 89° 03' 15" east along the south line of 12th Street 194.99 feet to a point north 89° 03' 15" west 138.80 feet from the west line of Gibson Avenue, thence south 0° 58' west 327.95 feet, thence north 89° 02' west 194.99 feet to the place of beginning.

Together with the water rights appurtenant to said land, the same being out of Mound Fort Ditch No. 5.

Together with a right of way for irrigation ditch over the following described tract of land:

Beginning at the southeast corner of the above land conveyed, and running thence south 89° 02' east 138.80 feet to Gibson Avenue, thence north 0° 58' east 6 feet, thence north 89° 02' west 138.80 feet to the east line of the property conveyed, thence south 0° 58' west 6 feet to the place of beginning.

Subject to Ogden City right of way for sewer line as set out in that certain document recorded in the office of the county recorded of Weber County, Utah, on the 4th day of March, 1939, in Volume Y of Leases at page 289.

Together with and subject to the right to have opened a street to be known as Center Street running south from 12th Street. That said street shall be 49.5 wide and the center line of said street shall be the west line of the property herein conveyed. The grantees agree that they will not build upon said proposed street any kind of obstruction so that the same will have to be removed when any of the parties granted a like right shall determine to have Center Street opened. The said grantees agree that they will convey to Ogden City their land in said street for the purpose of having the same opened by Ogden City.

There is being retained by the present owners the following described tract of land:

Beginning at the northeast corner of the land herein conveyed, and running thence south 89° 03' 15" east 138.80 feet to the west line of Gibson Avenue, thence south 0° 58' west 328 feet, thence north 89° 02' west 138.80 feet to the southeast corner of the land herein conveyed, thence north 0° 58' east 327.95 feet to the place of beginning.

There is hereby reserved a right to construct and maintain a sewer line across the land conveyed, the same being parallel and 210 feet south of the south line of 12th Street. That said right shall be appurtenant to the lands retained and shall be a covenant that runs with the land.

The grantees agree to construct a sewer line to connect with the Ogden City sewer above referred to. They shall extend said sewer line to the property retained and three feet within said property. That at said point said pipe shall be a six-inch pipe with a depth of not less than 5 feet. That said sewer line shall cross said boundary line approximately 95 feet south of the south line of 12th Street.

There shall be the right to connect with said sewer, which said right shall be appurtenant to the lands retains and shall be a covenant that runs with the land.

WITNESS, the hands of the Grantors this the 19th day of October, 1946.

Signed in the presence of

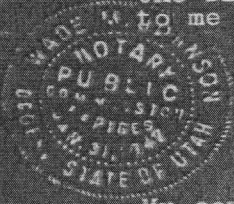
Wade M Johnson

Leona S. Ziemer

Karlene Ziemer Malouf

STATE OF UTAH,)
COUNTY OF WEBER.) SS.

On the 19th day of October, 1946, personally appeared before me Leona S. Ziemer and Karlene Ziemer Malouf, the signers of the above instrument, who duly acknowledged to me that they executed the same.



Wade M Johnson
Notary Public.
Residing at Ogden. Utah.

My commission expires January 31, 1947.

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PLATTED
RECORDED
COMPARED
ABSTRACTED
INDEXED
PAID

STATE OF UTAH)
COUNTY OF WEBER) 35
FILED) RECORDED FOR
3-P Smalls
Nov 12 11 02 AM '46
IN BOOK 252 OF Deeds
PAGE 426
DOROTHY B. CAMPBELL
COUNTY RECORDER
Lillian Petersen