



W3178670

EH 3178670 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
25-AUG-21 249 PM FEE \$40.00 DEP DC
REC FOR: FROERER & MILES

SUBSTITUTION OF TRUSTEE

Zane S. Froerer, a member of the Utah State Bar, of 2661 Washington Blvd. Suite 201, Ogden Utah 84401, is hereby appointed Successor Trustee under Trust Deed executed by CC&A of Utah, as Trustor, in which D-2 Investments LLC is named as Beneficiary and Metro National Title is named as Trustee, dated May 27, 2020, and filed for record on June 5, 2020, and recorded Entry No. 3059762, Records of Weber County, State of Utah, which Trust Deed covers the following described real property more particularly described as follows:

Parcel: 03-014-0009

Legal Description: ALL OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 1, NEVADA ADDITION TO OGDEN CITY, WEBER COUNTY, UTAH. EXCEPTED, HOWEVER, THOSE PORTIONS THEREOF CONDEMNED IN FEE SIMPLE BY UTAH STATE ROAD COMMISSION FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED IN BOOK 1090 OF RECORDS, PAGE 365. ALSO LESS AND EXCEPTING: PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING WALL AVENUE, OGDEN, KNOWN AS PROJECT NO. F-0204(15)3, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN WEBER COUNTY, UTAH. THE BOUNDARIES OF SAID PARCELOF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT LIES 478.39 FEET NORTH 00D58'00" EAST ALONG THE MONUMENT LINE AND 40.00 FEET NORTH 89D02'00" WEST FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 21ST STREET; AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID ENTIRE TRACT NORTH 89D00'55" WEST 4.93 FEET; THENCE NORTH 00D51'48" EAST 115.11 FEET; THENCE NORTH 04D54'39" WEST 15.71 FEET TO A POINT 46.75 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 56+09.12; THENCE NORTH 10D12'41" WEST 8.02 FEET; THENCE NORTH 03D17'09" WEST 9.44 FEET; THENCE NORTH 00D58'59" EAST 28.78 FEET; TO A POINT 48.99 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 56+55.19; THENCE NORTH 08D05'33" EAST 16.06 FEET; THENCE NORTH 46D51'12" WEST 50.59 FEET TO THE NORTHERLY LINE OF SAID ENTIRE TRACT AND SOUTHERLY RIGHT OF WAY LINE OF 20TH STREET, SAID POINT BEING 84.49 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL

AVENUE OF SAIDPROJECT AT ENGINEER STATION 57+05.09; THENCE ALONG SAIDNORTHERLY LINE NORTH 84D27'08" EAST 44.78 FEET TO THENORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE ALONG THEEASTERLY LINE OF SAID ENTIRE TRACT AND WESTERLY RIGHT OF WAYLINE OF WALL AVENUE SOUTH 00D58'00" WEST 231.78 FEET TO THEPOINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAIDPROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OFTRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS2187 SQUARE FEET OR 0.050 ACRE, MORE OR LESS. (E# 3164593)

Parcel: 03-014-0030

Legal Description: ALL THAT CERTAIN PARCEL OF LAND IN OGDEN, WEBER COUNTY, UTAHSITUATE IN THE LOT 6, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITYSURVEY IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THESALT LAKE MERIDIAN AS HERETOFORE AQUIED BY THE OREGON SHORTLINE RAILROAD COMPANY (PREDECESSOR TO UNION PACIFIC RAILROADCOMPANY) FROM OGDEN FRUIT GROWERS ASSOCIATION BY AGREEMENTDATED JULY 10, 1909 SAID AGREEMENT BEING FURTHER IDENTIFIED INTHE RECORDS OF SAID RAILROAD AS O S L R R CO AUDIT NO. 3904SAID PARCEL LYING NORTH OF RUSHTON STREET WITHIN THESOUTHWESTERLY PORTION OF SAID LOT 6.

Parcel: 03-014-0031

Legal Description: ALL THAT CERTAIN TRACT OF LAND IN OGDEN, WEBER COUNTY, UTAHSITUATE IN LOT 7, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITYSURVEY IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, OFTHE SALT LAKE MERIDIAN HERETOFORE AQUIED BY THE UTAH ANDNORTHERN RAILWAY COMPANY (PREDECESSOR TO UNION PACIFICRAILROAD COMPANY) FROM ISAC AUGUSTUS CANFIELD ET AL BY DEEDDATED JANUARY 7, 1880 RECORDED JUNE 30, 1880 IN BOOK N OFDEED PAGE 67 OF RECORDS OF WEBER COUNTY, UTAH.

Parcel: 03-015-0060

Legal Description: ALL THAT PORTION OF THE CERTAIN PARCEL OF LAND IN OGDEN,WEBER COUNTY, UTAH SITUATE IN LOT 8, BLOCK 7, FIVE ACREPLAT A, OGDEN CITY SURVEY IN SECTION 29, TOWNSHIP 6 NORTH,RANGE 1 WEST OF THE SALT LAKE MERIDIAN AS HERETOFORE ACQUIREDTHE UTAH AND NORTHERN RAILWAY COMPANY (PREDECESSOR TOUNION PACIFIC RAILROAD COMPANY) FROM GEORGE T ODELL ET ALBY DEED DATED MARCH 9, 1888 RECORDED JULY 16, 1888 IN BOOKV, PAGE 585 OF THE RECORDS OF WEBER COUNTY, UTAH SAID PORTIONLYING SOUTH OF TWENTIETH (20TH) STREET.

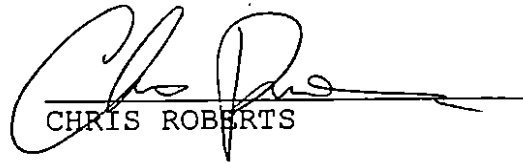
Parcel: 03-015-0001

Legal Description: PART OF LOTS 7, 8 AND 9, BLOCK 7, FIVE ACRE PLAT A, OGDENCITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A

POINT WHICH IS NORTH 89D02' WEST 23 FEET FROM

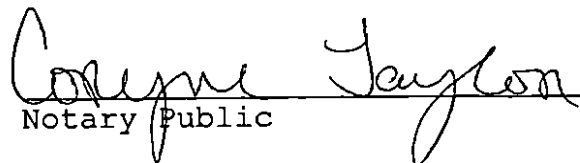
THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 0D58' EAST 173.23 FEET TO THE SOUTHLINE OF THE STATE ROAD, THENCE NORTH 84D47'33" EAST 155.95 FEET, MORE OR LESS, TO THE OREGON SHORT LINE RAILROAD RIGHT-OF-WAY, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE SOUTH LINE OF SAID LOT 7, THENCE WEST TO THE PLACE OF BEGINNING.

DATED this 25 day of August, 2021.


CHRIS ROBERTS

State of Utah)
) ss.
County of Weber)

On the 25 day of August, 2021, personally appeared before me CHRIS ROBERTS, signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public

