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BST



**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

Mountain America Federal Credit Union  
Attn: Corporate Real Estate  
9800 South Monroe Street  
Sandy, Utah 84070

E# 2968951 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
08-Mar-19 0207 PM FEE \$18.00 DEP TN  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

158140

Affects Parcel Tax ID Nos. 03-018-0005

03-018-0006  
BST 03-018-0007 NP  
03-018-0008 NP  
03-018-0045 NP  
03-018-0046 NP

**GENERAL WARRANTY DEED**

For the consideration of Ten and 00/100 Dollars (\$10.00), and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, MICHAEL MOYAL, as Trustee of the MICHAEL MOYAL LIVING TRUST dated July 14, 2016, and any amendments thereto, with an address of 1825 South Washington Boulevard, Ogden, Utah 84401 ("Grantor") does hereby convey and warrant to MOUNTAIN AMERICA FEDERAL CREDIT UNION, a Utah non-profit corporation, with an address of 9800 South Monroe Street, Sandy, Utah 84070 ("Grantee"), that certain real property located in Weber County, Utah, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with all of Grantor's right, title, and interest in the appurtenances, rights, and privileges belonging to the Property and all improvements located on the Property; subject to current taxes and other assessments, and all matters currently of record on the Property in the Weber County Recorder's Office.

Grantor hereby binds itself and Grantor's successors and assigns to forever warrant and defend the title to the Property in Grantee and Grantee's successors and assigns against all lawful claims whatsoever, subject to the matters set forth above.

Executed by Grantor this 01 day of <sup>March</sup> ~~February~~ 2019.

**GRANTOR:**

MICHAEL MOYAL LIVING TRUST, dated  
July 14, 2016, as amended

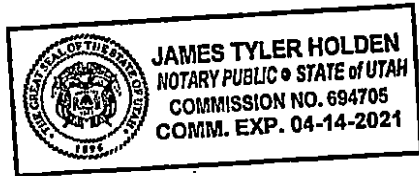
By: [Signature]  
Name: Michael Moyal  
Its: Trustee  
Date: 3-1-19

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ACKNOWLEDGEMENT

STATE OF UTAH )  
 )  
COUNTY OF Weber ) : ss.

On this 01 <sup>2 March</sup> day of ~~February~~ 2019, personally appeared before me MICHAEL MOYAL, personally known to me, or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did acknowledge to me that he is the Trustee of the MICHAEL MOYAL LIVING TRUST, dated July 14, 2016, as amended, and that he executed the foregoing General Warranty Deed on behalf of said living trust for its stated purpose.



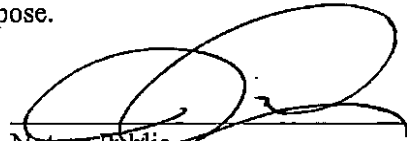
  
\_\_\_\_\_  
Notary Public

Exhibit "A" to General Warranty Deed

(Legal description of the Property)

PARCEL 1:

*Yellow* *03-018-0045*

A Part of Lot 19, Block 7, Five Acre Plat A, Ogden City Survey, Weber County, Utah: Beginning at a point on the Westerly Line of Washington Boulevard as it exists at 66.00 foot half-width, located 298.00 feet North 1°17'55" East from the Southeast Corner of Lot 19, Block 7, Five Acre Plat A, Ogden City Survey, said point also being 33.00 feet South 1°17'55" West along the monument Line; 66.00 feet North 88°41'31" West; and 132.00 feet South 1°17'55" West along said Westerly Line from an Ogden City brass cap monument marking the intersection of Washington Boulevard and 18th Street; and running thence South 1°17'55" West 1.94 feet along said Westerly Line of Washington Boulevard; thence North 88°41'31" West 32.97 feet; thence South 1°18'29" West 25.58 feet; thence North 88°41'31" West 219.02 feet; thence North 1°17'55" East 27.52 feet; thence South 88°41'31" East 120.00 feet; thence North 1°17'55" East 44.00 feet; thence South 88°41'31" East 132.00 feet to said Westerly Line of Washington Boulevard; thence South 1°17'55" West 44.00 feet along said Westerly Line to the point of beginning.

PARCEL 2:

~~*03-018-0006*~~ *NP PD 03-018-0045*

PART OF LOT 19, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 298 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 19, AND RUNNING THENCE WEST 132 FEET, THENCE NORTH 44 FEET, THENCE EAST 132 FEET, THENCE SOUTH 44 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

*03-018-0007*

PART OF LOT 19, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: COMMENCING AT A POINT 342 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 19, AND RUNNING THENCE WEST 132 FEET, THENCE NORTH 88 FEET, THENCE EAST 132 FEET, THENCE SOUTH 88 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:

*03-018-0008*

PART OF LOT 19, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 18 RODS AND 13 FEET NORTH AND 8 RODS WEST FROM THE SOUTHEAST CORNER OF SAID LOT 19, AND RUNNING THENCE WEST 40 FEET, THENCE NORTH 120 FEET, THENCE EAST 40 FEET, THENCE SOUTH 120 FEET TO THE POINT OF BEGINNING. WITH A RIGHT-OF-WAY; BEGINNING AT A POINT 18 RODS AND 1 FOOT NORTH AND 8 RODS WEST FROM THE SOUTHEAST CORNER OF SAID LOT 19, AND RUNNING THENCE WEST 12 RODS, THENCE NORTH 12 FEET, THENCE EAST 12 RODS, THENCE SOUTH 12 FEET TO THE PLACE OF BEGINNING

PARCEL 5:

A part of Lot 19, Block 7, Ogden Five Acre Plat "A", Ogden City, Weber County, Utah: Beginning at a point which is 18 Rods 13.00 feet North and 252.00 feet West of the Southeast corner of said Lot 19 and running thence South 12.00 feet; thence East 120.00 feet; thence North 12.00 feet; thence West 120.00 feet to the point of beginning.

*Green ? 03-018-0044*

RECORDING TO:  
Tax Notice



\*W2969029\*

Mountain America Federal Credit Union  
~~Attn: Corporate Real Estate~~  
9800 South Monroe Street  
Sandy, Utah 84070

E# 2969029 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
08-Mar-19 03:13 PM FEE \$15.00 DEP TN  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

WARRANTY DEED

159334a

THIS DEED, is made and entered into this 14<sup>th</sup> day of February 2019, by and between <sup>Ogden</sup> 20th Street  
Investors, LLC, a Utah Limited Liability Company, ("Grantor"), in favor of:

Mountain America Federal Credit Union, a Utah Non-Profit Corporation  
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby conveys and warrants against all who by, through or under the Grantor to Grantee, that certain real estate lying and being situated in **Weber County, State of Utah**, more particularly described as follows ("Premises"):

See Legal Description of Subject Property attached Exhibit "A"  
Tax Parcel Number 03-018-0009 and 03-018-0010

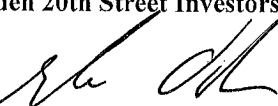
**TO HAVE AND TO HOLD**, the Premises, together with all rights, privileges, tenements, appurtenances, fixtures, improvements in, on, or under the Premises.

Together with any and all water rights appurtenant to the subject property including but not limited to sub-surface water, surface water, wells, springs, filed or decreed water rights, if any. In the event that any water right may be discovered in the future which benefits the subject property it is understood that the Grantor conveys, assigns, transfers and deed all of its right, title and interest in any such water right to the Grantee without warrant or guaranty.

Subject to all easements, reservations and other matters of record.

IN WITNESS WHEREOF, Grantor sets its hand and seal on the day and date first above-written.

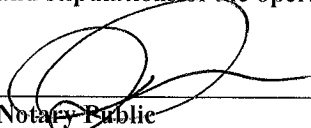
Ogden 20th Street Investors, LLC, a Utah Limited Liability Company

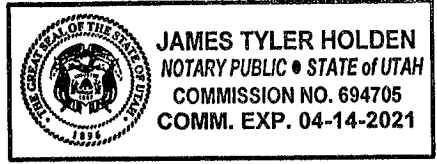
by:   
Nicolaus De La Vina--Manager

2-14-19  
Date

*a*  
State of ~~Florida~~ *Utah*  
County of *Weber*

On this the *14<sup>th</sup>* day of February 2019, personally appeared before me, Nicolaus De La Vina as Manager of Ogden 20th Street Investors, LLC, a Utah Limited Liability Company, the signer of this document who duly acknowledged to me that he executed this document, in the capacity stated and in accordance with the rights, powers and authorities granted to him, under the terms, conditions and stipulations of the operating agreement of the stated limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 159334b

PARCEL 1:

PART OF LOT 19, BLOCK 7, FIVE ACRE PLAT A: BEGINNING 172 FEET WEST OF THE INTERSECTION OF THE WEST LINE OF WASHINGTON AVENUE AND THE SOUTH LINE OF 18TH STREET, OGDEN CITY, WEBER COUNTY, UTAH, RUNNING THENCE WEST 40 FEET, THENCE SOUTH 120 FEET, THENCE EAST 40 FEET, THENCE NORTH 120 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT 18 RODS 13 FEET NORTH AND 12 RODS 14 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT A, OGDEN CITY, WEBER COUNTY, UTAH; RUNNING THENCE WEST 40 FEET; THENCE NORTH 120 FEET; THENCE EAST 40 FEET; THENCE SOUTH 120 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL OF THE GRANTORS RIGHT, TITLE AND INTEREST, IN THE FEE ESTATE, OR THE EASEMENT ESTATE, IF ANY IN AND TO THE FOLLOWING DESCRIBED PROPERTY SO FAR AS THE SAME IS APPURTENANT TO AND EFFECTS THE ABOVE DESCRIBED LAND OVER THE FOLLOWING: BEGINNING AT A POINT 18 RODS 1 FOOT NORTH AND 8 RODS WEST FROM THE SOUTHEAST CORNER OF SAID LOT 19; RUNNING THENCE WEST 12 RODS; THENCE NORTH 12 FEET; THENCE EAST 12 RODS; THENCE SOUTH 12 FEET TO THE POINT OF BEGINNING.