

Mark Nutt B. Souren
353 E 2nd St
SLE 8411

SPECIAL WARRANTY DEED

MACRATE-WOODBURY CO., a partnership, with its principal offices in Salt Lake City, Salt Lake County, State of Utah, Grantor, hereby CONVEYS and WARRANTS against all claiming by, through or under it to T. RAY BROADBENT, a married man of Salt Lake City, State of Utah, Grantee, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the following described tracts of land in Weber County, State of Utah:

ALL 01-022-0032 } NEW # 01-022-0032
01033 }

A part of Lots 8 and 9, Block 26, Plat "A".
Ogden City Survey:

BEGINNING at a point 222.78 feet West of the Northeast corner of Block 26 and running thence South 118.00 feet; thence South 62° 21' 40" West 25.06 feet, which point is also West 244.78 feet and South 130.00 feet of the Northeast corner of Block 26; thence South 36.00 feet; thence West 128.41 feet; thence North 18.00 feet; thence West 23.40 feet; thence North 48.00 feet; thence East 93.81 feet; thence North 100.00 feet; thence East 80.00 feet to the point and place of beginning.

SUBJECT to and together with easements, covenants, restrictions, rights-of-way and party wall agreements of record.

SUBJECT to joint-use drive easement in favor of WHITE-WOODBURY HOTEL CO., a joint venture, its successors and assigns, granting full and free right of ingress and egress over certain property in Lot 2, Block 26, Plat "A", Ogden City Survey, as more particularly hereinafter described:

BEGINNING on the easterly side thereof at a point: the following courses and distances southerly and westerly from the northeast corner of Block 26, at intersection of the southerly side of 24th Street with the westerly side of Adams Avenue.

S. 0° 58' W. 469.00 feet and
N. 89° 02' W. 149.50 feet

thence, southerly, westerly and northerly the following courses and distances:

S. 0° 58' W. 198.50 feet to the northerly side of 25th Street
N. 89° 02' W. 20.00 feet along northerly side of 25th Street
N. 0° 58' E. 150.00 feet
N. 89° 02' W. 5.50 feet
N. 0° 58' E. 130.50 feet
N. 89° 02' W. 4.50 feet
N. 0° 58' E. 24.00 feet
N. 56° 49' 10" W. 33.77 feet

PROOF

thence, easterly, southerly and easterly the following courses and distances: along property line of "Ramada Inn"

S. 89° 02' E. 53.07 feet
S. 0° 58' W. 124.00 feet
S. 89° 02' E. 5.50 feet and to the point and place of beginning.

BOOK 940 PAGE 506

SUBJECT to a joint-use easement over part of Lots 8 and 9, Block 26, Plat "A", Ogden City Survey, in favor of WHITE-WOODBURY HOTEL CO., a joint venture, its successors and assigns, for ingress and egress to other property of said WHITE-WOODBURY HOTEL CO., as more particularly hereinafter described:

A part of Lots 8 and 9, Block 26, Plat "A", Ogden City Survey:

BEGINNING at northeast corner thereof at a point; the following courses and distances, westerly and southerly from the northeast corner of Block 26 at the intersection of the southerly side of 24th Street with the westerly side of Adams Avenue:

N. 89° 02' W. 222.78 feet
S. 0° 58' W. 118.00 feet
S. 62° 21' 40" W. 25.06 feet

thence, southerly, westerly, southerly, westerly, northerly and easterly the following courses and distances:

S. 0° 58' W. 18.0 feet
N. 89° 02' W. 44.66 feet
S. 0° 58' W. 18.00 feet
N. 89° 02' W. 20.00 feet
N. 0° 58' E. 18.00 feet
N. 89° 02' W. 43.75 feet
S. 0° 58' W. 18.0 feet
N. 89° 02' W. 20.0 feet
N. 0° 58' E. 36.0 feet
S. 89° 02' E. 128.41 feet to the point and

place of beginning.

TOGETHER with a joint-use easement for ingress and egress to properties previously conveyed to Grantors, for the use of Grantors, its successors and assigns, and their respective tenants, employees and the patrons of each, over the property more particularly hereinafter described:

A part of Lots 2, 8, 9, and 10, Block 26, Plat "A". Ogden City Survey:

BEGINNING at northeast corner of Block 26, at the intersection of south side 24th Street with west side Adams Avenue, westerly along southerly side 24th Street 50 feet to point of beginning of proposed easement.

thence, southerly, westerly, southerly and easterly the following courses and distances:

S. 0° 58' W. 43.00 feet
N. 89° 02' W. 142.78 feet
S. 12° 30' 30" W. 50.00 feet
S. 0° 58' W. 38.00 feet
S. 64° 24' W. 22.36 feet
S. 0° 58' W. 105.60 feet
S. 89° 02' E. 2.00 feet
S. 0° 58' W. 72.00 feet
S. 66° 23' 30" E. 71.25 feet to a point.

PROOF READ

thence, westerly and northerly, the following courses and distances:

N. 89° 02' W. 53.07 feet
N. 64° 49' 20" W. 40.24 feet

thence, westerly, northerly, easterly, southerly, easterly, northerly, easterly, southerly and easterly the following courses and distances:

N. 89° 02' W. 128.41 feet
N. 0° 58' E. 162.50 feet
S. 89° 02' E. 20.00 feet
S. 0° 58' W. 144.00 feet
S. 89° 02' E. 43.75 feet
N. 0° 58' E. 144.0 feet

S. 89° 02' E. 20.00 feet
S. 0° 58' W. 144.0 feet
S. 89° 02' E. 44.66 feet to a point.
thence, northerly, easterly and northerly the
following courses and distances:

N. 0° 58' E. 180.0 feet
N. 62° 21' 40" E. 25.06 feet
N. 6° 09' 40" E. 55.23 feet
S. 89° 02' E. 4.78 feet
N. 0° 58' E. 40.00 feet
S. 89° 02' E. 133.00 feet
N. 0° 58' E. 23.0 feet by the southerly
side of 24th Street
thence, easterly along the southerly side of
24th Street S. 89° 02' E. 30.0 feet to the point
and place of beginning.

TOGETHER with and SUBJECT to a joint-use and non-exclusive right to park vehicles for the use of WHITE-WOODBURY HOTEL CO. employees and patrons, and for the use of Grantors, its successors and assigns, and their respective tenants, employees and patrons in connection with the use of the land and/or buildings currently known as White City Bowl and Virginia Professional Building on that portion of the WHITE-WOODBURY HOTEL CO. property more particularly hereinafter described:

BEGINNING at the northeast corner thereof at a point; the following courses and distances, westerly and southerly from the northeast corner of Block 26, Plat A. Ogden City Survey, at the intersection of the southerly side of 24th Street with the westerly side of Adams Avenue:

N. 89° 02' W. 222.78 feet
S. 0° 58' W. 118.00 feet
S. 62° 21' 40" W. 25.06 feet and
S. 0° 58' W. 36.00 feet
thence, southerly, westerly, northerly and
easterly the following courses and distances:
S. 0° 58' W. 162.50 feet
N. 89° 02' W. 151.81 feet
N. 0° 58' E. 180.50 feet
S. 89° 02' E. 23.40 feet
S. 0° 58' W. 18.00 feet and
S. 89° 02' E. 128.41 feet to the point and
place of beginning.

PHOTO HERE

This right to share the use of the above described joint-use parking area is expressly limited by Grantor to the Grantee, his successors, assigns and his tenants and their successors of the land, building and premises presently known as the Virginia Professional Building, their respective employees and patrons, but limited to 20 spaces in joint-parking area.

SUBJECT to existing leases and rights of parties in possession.

SUBJECT to an existing mortgage in favor of Zions First National Bank, a part of which mortgage in the amount of Seventy-Thousand Dollars (\$70,000.00), Grantee assumes and agrees to pay.

SUBJECT to the general property taxes after 1969.

IN WITNESS WHEREOF, the Grantors have caused this deed to be executed on this 13th day of March 1970.

MACRATE-WOODBURY CO., a partnership

By F. Orin Woodbury
General Partner

By [Signature]
General Partner

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 13th day of March 1970, personally appeared before me F. ORIN WOODBURY, who being first duly sworn acknowledged to me that he is one of the General Partners in MACRATE-WOODBURY CO., a Utah partnership, and that he executed the foregoing instrument on behalf of said MACRATE-WOODBURY CO. in accordance with authority vested in him by the articles of partnership and otherwise.

NOTARY PUBLIC

My Commission Expires:

July 25, 1971

Kurt B. Sorenson
Residing at Salt Lake City, Utah

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On the 26th day of March 1970, personally appeared before me ARTHUR N. MACRATE, who being first duly sworn acknowledged to me that he is one of the General Partners in MACRATE-WOODBURY CO., a Utah partnership, and that he executed the foregoing instrument on behalf of said MACRATE-WOODBURY CO. in accordance with authority vested in him by the articles of partnership and otherwise.

NOTARY PUBLIC

My Commission Expires:



Donald P. Broden
Long Beach, California
Residing at

534699 4-80

FILED AND RECORDED FOR

Kurt B. Sorenson
1970 MAY 6 PM 1:35

01-022-0032
Placed Indexed
Revised Abstracted
Compared Page

RUTH EAMES OLSEN
WEBER COUNTY RECORDER
DEPUTY [Signature]