



W2890528

WHEN RECORDED RETURN TO:
Macrate-Woodbury, L.C.
2733 East Parleys Way, Suite 300
Salt Lake City, Utah 84109
Attn: Legal Department - 1760

E# 2890528 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
17-Nov-17 02:17 PM FEE \$19.00 DEP SY
REC FOR: FOUNDERS TITLE COMPANY - LAYTON
ELECTRONICALLY RECORDED

17-023406

SPECIAL WARRANTY DEED

Macarate-Woodbury, L.C., a Utah limited liability company, 2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109 ("**Grantor**"), hereby conveys and warrants, subject to all matters of record, only against all who claim by, through, or under the Grantor to Hassan Namazi, an individual, grantee, of the land located at 2687 Washington Blvd in the City of Ogden, State of Utah 84401, for the sum of Ten and 00/100 Dollars (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Witness the hand of said Grantor this 16th the day of November, 2017.

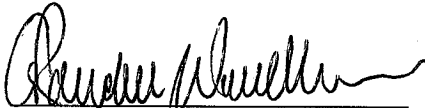
[Signature Pages Begin on Following Page]

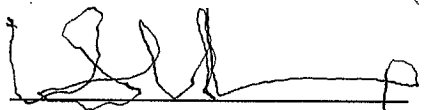
01-009-0001
01-009-0002
01-009-0003
01-009-0005

aw

MACRATE-WOODBURY, L.C., a Utah limited liability company

By: WOODBURY CORPORATION,
a Utah corporation, Its Manager

By: 
O. Randall Woodbury, Its President

By: 
Lynn S. Woodbury, Its Vice Pres.

[Acknowledgements Begin on Following Page]

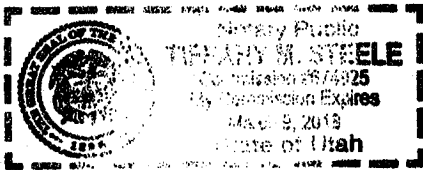
ACKNOWLEDGMENTS

STATE OF UTAH)

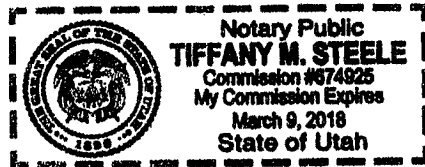
: SS.

COUNTY OF SALT LAKE)

On the 16th day of Nov. 2017, personally appeared D. Randall Woodbury, to me personally known, who being by me duly sworn did say that he is the Pres. of WOODBURY CORPORATION, Manager of MACRATE-WOODBURY, L.C., the company that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



[Handwritten Signature]
Notary Public



STATE OF UTAH)

: SS.

COUNTY OF SALT LAKE)

On the 16th day of Nov. 2017, personally appeared Lynn S. Woodbury, to me personally known, who being by me duly sworn did say that he is the Vice Pres. of WOODBURY CORPORATION, Manager of MACRATE-WOODBURY, L.C., the company that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



[Handwritten Signature]
Notary Public

[End of Acknowledgements]

[Exhibit "A" Begins on Following Page]

[Handwritten initials]

EXHIBIT "A"

Legal Description

PART OF LOT 1, BLOCK 11, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; AND RUNNING THENCE WEST ALONG THE NORTH LINE OF 27TH STREET 110.0 FEET, THENCE NORTH 45.0 FEET, THENCE EAST 110.0 FEET TO THE WEST LINE OF WASHINGTON BLVD, THENCE SOUTH ALONG SAID WEST LINE 45.0 FEET TO THE POINT OF BEGINNING.

PART OF LOTS 1 & 10, BLOCK 11, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 45 FEET NORTH ALONG THE WEST LINE OF WASHINGTON BLVD. FROM THE SOUTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE WEST 110.0 FEET, THENCE SOUTH 45 FEET, THENCE WEST 30.5 FEET, THENCE NORTH 165.00 FEET, THENCE EAST 38.5 FEET, THENCE SOUTH 50 FEET, THENCE EAST 102 FEET, THENCE SOUTH 70 FEET TO THE POINT OF BEGINNING.

PART OF LOTS 1 AND 10, BLOCK 11, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 115.0 FEET NORTH ALONG THE WEST LINE OF WASHINGTON BLVD FROM THE SOUTHEAST CORNER OF SAID LOT 1; AND RUNNING THENCE WEST 102 FEET, THENCE NORTH 50.0 FEET, THENCE EAST 102.0 FEET TO THE WEST LINE OF WASHINGTON BLVD., THENCE SOUTH ALONG SAID WEST LINE 50.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE RIGHT TO USE A STRIP OF LAND 10 FEETWIDE AND 102 FEET LONG IMMEDIATELY SOUTH OF THE AFORESAID PROPERTY

PART OF LOTS 1 & 10, BLOCK 11, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 140.5 FEET WEST ALONG THE NORTH LINE OF 27TH STREET FROM THE SOUTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE WEST ALONG SAID NORTH LINE 173.15 FEET, THENCE NORTH 165.0 FEET, THENCE EAST 173.15 FEET, THENCE SOUTH 165.0 FEET TO THE POINT OF BEGINNING.

[Legal description provided by County Assessor's website for informational purposes only. Title to be conveyed according to legal description in vesting deed.]

[End of Exhibit "A"]

[End of Instrument]