



\*W2833629\*

File No. 027196  
When recorded return to:  
Lincoln Title Insurance Agency  
2225 Washington Boulevard, Suite 110  
Ogden, UT 84401

E# 2833629 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
23-Dec-16 0811 AM FEE \$17.00 DEP DA  
REC FOR: LINCOLN TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

Mail tax notice to:  
Grantee  
2549 Washington Blvd, Suite 420, Ogden, UT 84401

### WARRANTY DEED

Flowers Baking Co. of Ogden LLC, a Utah limited liability company, "Grantor",

hereby CONVEYS and WARRANTS to:

Ogden City Redevelopment Agency, a body politic and political subdivision of the State of Utah,  
"Grantee",

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract  
of land in Weber County, State of Utah (the "Property"):

BT

PARCEL 1: (01-017-0006) <sup>DA</sup> BEGINNING AT A POINT 10 RODS EAST OF THE SOUTHWEST  
CORNER OF LOT 2, BLOCK 19, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH;  
AND RUNNING WEST 10 RODS, THENCE NORTH 366.68 FEET TO A POINT 30 FEET  
SOUTH OF THE NORTHWEST CORNER OF LOT 4, BLOCK 19, PLAT A, OGDEN CITY  
SURVEY, RUNNING THENCE EAST 165 FEET; THENCE SOUTH 35 FEET, THENCE EAST  
10 FEET, THENCE SOUTH 417 FEET WEST TO A POINT DUE NORTH OF THE POINT OF  
BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING.

BT

PARCEL 2: (01-017-0001) ALL OF LOTS 1 AND 10, AND PART OF LOTS 2, 3 AND 4, BLOCK  
19, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING 165 FEET EAST  
FROM THE SOUTHWEST CORNER OF SAID BLOCK 19, THENCE NORTH 326.5 FEET,  
MORE OR LESS, TO A POINT SOUTH 41°37' WEST FROM A POINT 224.5 FEET EAST OF  
THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 41°37' EAST TO A POINT  
WHICH IS EAST OF A POINT 65 FEET SOUTH OF THE NORTHWEST CORNER OF SAID  
LOT 4; THENCE WEST TO A POINT 165 FEET EAST OF THE WEST LINE OF LOT 4;  
THENCE NORTH 35 FEET, THENCE EAST TO A POINT SOUTH 41°37' WEST OF A POINT  
224.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 4; THENCE NORTH 41°37' EAST  
TO THE NORTH LINE OF LOT 4; THENCE EAST 105.45 FEET, MORE OR LESS, TO THE  
NORTHEAST CORNER OF LOT 4; THENCE SOUTH 132 FEET TO THE SOUTHEAST  
CORNER OF LOT 4, THENCE EAST 333.5 FEET TO THE NORTHEAST CORNER OF SAID  
LOT 10; THENCE SOUTH 265.36 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER  
OF BLOCK 19, THENCE WEST 502 FEET, MORE OR LESS, TO THE PLACE OF  
BEGINNING.

BT

PARCEL 3: (01-017-0042) <sup>DA</sup> THE SOUTH 2.25 FEET OF LOT 9, BLOCK 19, PLAT A, OGDEN  
CITY, WEBER COUNTY, UTAH.

PARCEL 4: (EASEMENT ESTATE) AN EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY INSTRUMENT RECORDED NOVEMBER 10, 1993 AS E# 1257045 IN BOOK 1688 AT PAGE 2595 OF OFFICIAL RECORDS OVER THE FOLLOWING DESCRIBED PROPERTY: PART OF LOT 9, BLOCK 19, PLAT A, OGDEN CITY SURVEY, IN OGDEN CITY, WEBER COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 7.25 FEET NORTH 0°58' EAST FROM THE SOUTHEAST CORNER OF SAID LOT 9, SAID POINT BEING SOUTH 0°58' WEST 440.29 FEET AND NORTH 89°02' WEST 49.2 FEET FROM THE MONUMENT OF THE CENTERLINE INTERSECTION OF 25TH STREET AND GRANT AVENUE AND RUNNING THENCE SOUTH 0°58' WEST 5.0 FEET, THENCE NORTH 89°02' WEST 333.50 FEET, THENCE NORTH 0°58' EAST 5.0 FEET, THENCE SOUTH 89°02' EAST 333.50 FEET TO THE POINT OF BEGINNING.

01-017-0001; 0006, 0042

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent; Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record or enforceable in law or equity and the restrictions set forth on Exhibit A attached hereto and made a part hereof

WITNESS, the hand of said grantor, this 22 day of December, A.D. 2016.

Flowers Baking Co. of Ogden LLC, a Utah limited liability company

By: C. R. McMullian, Jr.

Name: A. Ryals McMullian, Jr.

Title: Assistant Secretary

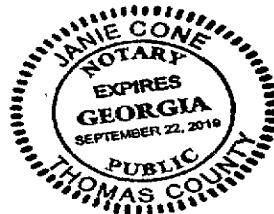
STATE OF GEORGIA )  
 )ss.  
COUNTY OF THOMAS )

On the 22 day of December, 2016, personally appeared before me A. Ryals McMullian, Jr., who did say that he/she is the Assistant Secretary of Flowers Baking Co. of Ogden, LLC, a Utah limited liability company, that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of A. Ryals McMullian, Jr. and that he duly acknowledged to me that said Limited Liability Company executed the same.

Janie Cone  
Notary Public

My Commission Expires: Sept. 22, 2019

Residing at: Flowers Foods



**EXHIBIT A TO DEED**

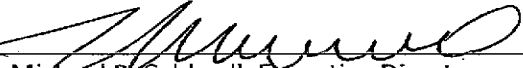
**Restrictions**

The Property may not be used for the wholesale production and sale of (i) fresh, bagged, sliced bread, buns, rolls, sandwich thins, thin buns, bagels, English muffins, flat bread sold as traditional pita bread and other fresh bread products (collectively, the "Bread Products"); (ii) frozen fully baked or par baked Bread Products; or (iii) single-serve or multi-pack sweet cake products, including donuts, Swiss rolls, honeybuns, cinnamon rolls and other like cake products. For the avoidance of doubt, the foregoing restriction shall not apply to the operation of a retail bakery or retail delicatessen in connection with the operation of a grocery supermarket or to restaurants, convenience stores or grocery stores.


Attachment to Warranty Deed dated December 22 2016  
Tax I.D.: 01-017-0001; 01-017-0006; 01-017-0042

The Warranty Deed, to which this is attached, dated December 22, 2016 and signed by Flowers Baking Co. of Ogden, LLC, as Grantor, conveying the property described therein to the Ogden City Redevelopment Agency, a body politic and political subdivision of the State of Utah, as Grantee (the "Agency"), has been accepted by the Agency on the 22<sup>nd</sup> day of December, 2016.

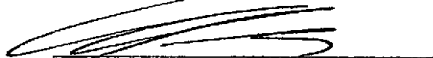
OGDEN CITY REDEVELOPMENT AGENCY,  
a body politic and political subdivision of the State of Utah

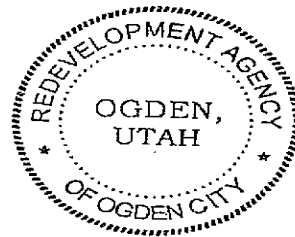
By:   
Michael P. Caldwell, Executive Director

ATTEST:

  
Secretary - Chief Deputy Recorder

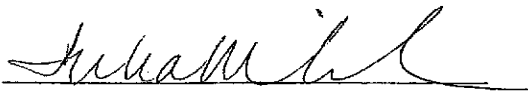
APPROVED AS TO FORM:

  
Agency Attorney



STATE OF UTAH            )  
                                      : SS  
COUNTY OF WEBER    )

On this 22<sup>nd</sup> day of December, 2016, personally appeared before me, Michael P. Caldwell and ~~Tracy Hansen~~ <sup>Lee Ann Peterson</sup>, who duly acknowledged that they are, respectively, the Executive Director and the Secretary of the Ogden City Redevelopment Agency, a public body, corporate and politic, of the State of Utah, and that the foregoing document was signed by them on behalf of said Ogden City Redevelopment Agency and they acknowledged to me that said Ogden City Redevelopment Agency executed the same.

  
Notary Public

