

PAID BY RECORDER
1039181

GROUP 5
DEPUTY CLERK *Maggie Handlin*
Feb 26 4 07 PM '88 8⁰⁰
FILED AND RECORDED FOR:
INDEX TITLE

WARRANTY DEED

I, L. RICHARDS and BERTHA R. RICHARDS, husband and wife, and JACK A. RICHARDS and HOPE S. RICHARDS, husband and wife, GRANTORS, of Ogden, County of Weber, State of Utah, hereby CONVEYS AND WARRANTS TO GEOFFREY MONCRIEF, GRANTEE, of Ogden, Weber County, State of Utah, for the sum of Ten Dollars and other valuable consideration (\$10.00) the following described tract of land in Weber County, State of Utah:

In Ogden City, Weber County, Utah; Binford Avenue lot:

Part of Lot 3, Block 12, Plat A, Ogden City Survey; Beginning at a point 95 feet South and 264 feet East from the Northwest corner of Lot 5, Block 12, and running thence East 40 feet, thence North 85 feet, thence West 40 feet, thence South 85 feet to the place of beginning.

Together with a perpetual right-of-way for all purposes over and upon the following described tract of land: Beginning at a point 95 feet South and 132 feet East from the Northwest corner of Lot 5, Block 12, Plat "A", Ogden City Survey, and running thence East 12 feet, thence North 85 feet, thence East 240 feet, more or less, to a point 12 feet West of the East 1/2 of Lot 3, Block 12, thence South 85 feet, thence East 12 feet, thence North 95 feet, thence West 264 feet, more or less to a point North of the place of beginning, thence South 95 feet to the place of beginning.

Also: A perpetual right-of-way over and upon the following tract of land: Beginning at a point 95 feet South of the Northwest corner of Lot 5, Block 12, and running thence East 396 feet, more or less to the East line of Lot 3, Block 12, thence South 15 feet, thence West 396 feet, more or less to the East line of Washington Avenue, thence North 15 feet to the place of beginning.

01-010-0020

WITNESS the hands of said Grantors this 15th day of APRIL, 1979.

L. L. Richards
L. L. RICHARDS

Jack A. Richards
JACK A. RICHARDS

Bertha S. Richards
BERTHA R. RICHARDS

Hope S. Richards
HOPE S. RICHARDS

88-1534 REC-2780

State of Utah :
County of Weber :

On the 16th day of APRIL, 1979, personally appeared the wife of L. L. RICHARDS and BERTHA R. RICHARDS, husband and wife, and JACK A. RICHARDS and HOPE S. RICHARDS, husband and wife the signers of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public
3/13/80

Arnold R. [Signature]
Notary Public, Ogden, Utah