

1304428 BK 1725 PGB57
DOWS COUNTY WEBER COUNTY RECORDER
29-JUL-94 425 PM FEE \$12.00 REP M
REC FOR: CARDON, LAND, TITLE

SPECIAL WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FIRST INTERSTATE BANK OF UTAH, N.A., a national banking association ("Grantor"), hereby grants, sells and conveys to SOUTH OGDEN CITY CORPORATION, a Utah corporation ("Grantee"), that real property located in Weber County, Utah and legally described on Schedule "1" attached hereto and incorporated herein by this reference, together with all interests, privileges and easements appurtenant thereto and any and all improvements located thereon (the "Property").

SUBJECT TO: current taxes not yet due and payable, assessments and any other liabilities therefrom, all reservations in patents, deed restrictions, if any, all easements, rights of way, covenants, conditions, restrictions, encroachments, liens, encumbrances, obligations and liabilities as may appear of record, and all other matters that can be determined by a visual inspection or a complete and accurate survey of the Property.

Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, only against its own acts, but not the acts of any others.

DATED as of this 24th day of June, 1994.

FIRST INTERSTATE BANK OF UTAH, N.A.
a national banking association

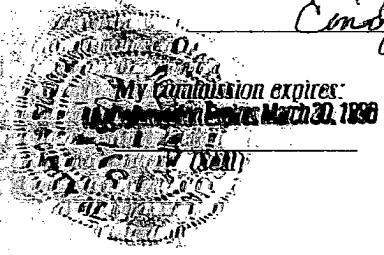
By [Signature]
NAME
Its Vice President

By [Signature]
NAME
Its Vice President

STATE OF ARIZONA)
County of Maricopa) ss:

The foregoing instrument was acknowledged before me this 24th day of June, 1994, by Lee J. Bauman and Edward W. Grant, the Vice Presidents of First Interstate Bank of Utah, N.A., a national association, on behalf of the association.

[Signature]
Notary Public



Schedule "1"

LEGAL DESCRIPTION

~~DE-126-0047~~ (05-126-0025)

A parcel of land in fee for the widening of an existing road Ogden City 36th Street known as Project No. 3356, being part of an entire tract of property, situate in Lots 1 and 2, Block 21 of the Lake View Addition to South Ogden City according to the Ogden City Survey (O.C.S.) in the NE 1/4 SE 1/4 of Section 5, T. 5 N., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at a point on the southerly right-of-way line of said 36th Street and the northerly block line of said Block 21, said point being the northwest corner of said Lot 1, said point being located 33.00 feet perpendicularly distant southerly from the centerline of said 36th Street at Engineer Station 100+66.00; and running thence S. 89°02'00" E. 142.92 feet (survey distance, equals 142.50 feet of record) along said southerly right-of-way line to the northeast corner of said Lot 1; thence S. 00°58'00" W. 5.50 feet along the Grantor's east property line to a point which is 38.50 feet perpendicularly distant southerly from the centerline of said 36th Street at Engineer Station 102+08.92; thence N. 89°02'00" W. 133.92 feet (survey distance, equals 133.50 feet of record); thence westerly 9.18 feet along the arc of a 26.50 foot radius curve to the left (Note: Chord to said curve bears S. 81°02'27" W. for a distance of 9.14 feet) to a point on the Grantor's west property line which is also the easterly right-of-way line of Washington Boulevard; thence N. 00°58'00" E. 7.07 feet along said west property line and easterly right-of-way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 791 square feet in area or 0.018 acre, more or less.

~~DE-126-0025~~