

22225



\*W2205655\*

WHEN RECORDED MAIL TO:  
Robert J. Anderson, Inc.  
2081 E. Hampton Circle  
Ogden, UT 84403

EN 2205655 PG 1 OF 2  
DOUG CROFTS, WEBER COUNTY RECORDER  
01-SEP-06 418 PM FEE \$13.00 DEP 56C  
REC FOR: HERITAGE WEST

# WARRANTY DEED

**Douglas B. Stephens Trustee of the Douglas B. Stephens Trust, dated January 9, 1998**

Grantor,  
of South Ogden, County of Weber, State of Utah hereby CONVEY and WARRANT

**Robert J. Anderson, Inc.,**

Grantee,

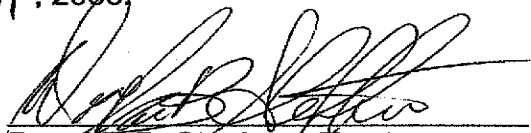
of OGDEN, County of WEBER, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WEBER, State of UT, to-wit

See Attached Exhibit "A"

~~pl. 07-047-0024~~

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2006 taxes and thereafter.

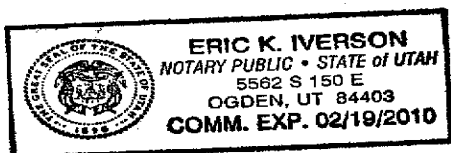
WITNESS the hand of said grantor, this August 31, 2006.

  
\_\_\_\_\_  
Douglas B. Stephens Trustee

STATE OF UTAH

COUNTY OF Weber

On the August 31, 2006, personally appeared before me Douglas B. Stephens Trustee of the Douglas B. Stephens Trust, dated January 9, 1998, the signers of the foregoing instrument, who duly acknowledged to me that he executed the same.



  
\_\_\_\_\_  
Notary Public

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JANUARY 19, 2006  
REVISED July 31, 2006

**REVISED**  
**BOUNDARY DESCRIPTION**  
**LOT 15**  
**PLEASANT VALLEY COURT BUSINESS PARK**  
**PHASE 13**

A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T5N, R1W, SLB&M, U.S. SURVEY  
IN SOUTH OGDEN CITY, WEBER COUNTY, UTAH:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, PLEASANT VALLEY COURT  
BUSINESS PARK, PHASE 12, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF  
CHAMBERS STREET AND ALSO BEING 1962.33 FEET WEST AND 1697.76 FEET NORTH  
FROM THE SOUTHEAST CORNER OF SECTION 16 AND RUNNING THENCE NORTH  
60°30'46" WEST 189.03 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHAMBERS  
STREET TO THE EAST RIGHT-OF-WAY LINE OF GLASMANN WAY; THENCE NORTH-  
EASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:  
1) NORTH 29°29'14" EAST 159.73 FEET; AND 2) NORTHEASTERLY ALONG THE ARC OF A  
619.92 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 94.12 FEET (CENTRAL  
ANGLE EQUALS 8°41'56" AND LONG CHORD BEARS NORTH 31°16'02" EAST 94.03 FEET,  
TANGENT EQUALS 47.15 FEET) TO THE SOUTH BOUNDARY LINE OF CROWN POINTE,  
PHASE I, PRUD; THENCE SOUTH 60°30'46" EAST 206.11 FEET ALONG SAID SOUTH  
BOUNDARY LINE OF CROWN POINTE, PHASE I, PRUD TO THE NORTHWEST CORNER OF  
SAID LOT 14, PLEASANT VALLEY COURT BUSINESS PARK, PHASE 12; THENCE ALONG  
THE WEST BOUNDARY LINE OF SAID LOT 14 THE FOLLOWING THREE (3) COURSES: 1)  
SOUTH 29°29'14" WEST 179.76 FEET; 2) NORTH 60°30'46" WEST 20.00 FEET; AND 3)  
SOUTH 29°29'14" WEST 73.96 FEET TO THE POINT OF BEGINNING.

CONTAINS: 51,528 SQ. FT. OR 1.183 ACRES

(BASIS OF BEARING IS NORTH 00°27'31" EAST FROM THE SOUTHEAST CORNER TO THE  
EAST QUARTER CORNER OF SAID SECTION 16)

07-047-0021 *vc*