



\*W2330714\*

**WHEN RECORDED, MAIL TO:**

Ervin R. Holmes, Esq.  
Stoel Rives LLP  
201 South Main Street, Suite 1100  
Salt Lake City, UT 84111

E# 2330714 PG 1 OF 3  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
27-MAR-08 1008 AM FEE \$16.00 DEP SC  
REC FOR: FIRST AMERICAN NCS - SOUTH TEM  
ELECTRONICALLY RECORDED

NCS-314926 cp

**WARRANTY DEED**

MARVEL W. BARROW, a married woman residing in Ogden, Utah, Grantor, hereby CONVEYS AND WARRANTS to GENEVA ROCK PRODUCTS, INC., a Utah corporation, of 1565 West 400 North, Orem, Utah 84057, Grantee, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the following described real property in Weber County, State of Utah:

**See attached Exhibit A  
TAX PARCEL NOS. 15-098-0008 and 15-101-0018**

TOGETHER WITH any and all water rights, claims or title to water in or under the land, including shares in water or irrigation companies, if any.

**SUBJECT TO:**

- (a) The land is included within the boundaries of Ogden City, the Weber Basin Water Conservancy District, the Central Weber Sewer Improvement District and the Weber Area Dispatch 911 and Emergency Services District, and is subject to charges and assessments made thereby after the date hereof this policy. There are no outstanding charges or assessments as of the date hereof.
- (b) The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 15, 2005 as Entry No. 2085661 of Official Records of Weber County, State of Utah.
- (c) Easement in favor of Salt Lake Pipe Line Company, a Nevada corporation, its successors and/or assigns, recorded July 21, 1949 as Entry No. 155159 in Book 317 at Page 144 of Official Records of Weber County, State of Utah, and as depicted on the ALTA / ACSM Survey made by PEPG Engineering, L.L.C. as its Project No. 6365.071, dated March 21, 2008.
- (d) Pole Line Easement in favor of Utah Power & Light Company, a corporation, its successors in interest and assigns, recorded April 5, 1960 as Entry No. 333048 in Book 643 at Page 24 of Official Records of Weber County, State of Utah, and as depicted on the ALTA / ACSM Survey made by PEPG Engineering, L.L.C. as its Project No. 6365.071, dated March 21, 2008.

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- (e) Deed of Trust, dated August 2, 2005, between Marvel W. Barrow, as Trustor, in favor of Utah Community Bank, as Trustee, and Utah Community Bank, as Beneficiary, recorded August 3, 2005 as Entry No. 2119983 in Official Records of Weber County, State of Utah.
- (f) The following matters disclosed by an ALTA/ACSM survey made by PEPG Engineering, L.L.C. on March 21, 2008, designated Project No. 6365.071:
  - (i) Existing Chevron pipe line affecting the Northwest portion of the subject property.
  - (ii) Fence gap along the East boundary line of the subject property.
- (g) Deed of Trust, dated January 17, 2008, between Marvel Barrow and Dean Barrow, as Trustor, in favor of Sundance Title, as Trustee, and Pinnacle Marketing and Investment Profit Sharing Corp. Inc., as Beneficiary, recorded January 22, 2008 as Entry No. 2316851 in Official Records of Weber County, State of Utah.

WITNESS the hand of said Grantor as of the 24<sup>th</sup> day of March, 2008.

Marvel W. Barrow  
 MARVEL W. BARROW, an individual

STATE OF UTAH                    )  
   : ss.  
 COUNTY OF SALT LAKE        )

On March 24, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared MARVEL W. BARROW, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and acknowledged to me that she executed the within instrument.

WITNESS my hand and official seal.

Signature Cathy Prestwich



**EXHIBIT A****LEGAL DESCRIPTION OF REAL PROPERTY**

That certain real property located in Weber County, Utah, and more particularly described as follows:

PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, INCLUDING A PART OF LOT 6, IN SAID SECTION 36: BEGINNING AT A POINT 2640.16 FEET NORTH AND 489.26 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; RUNNING THENCE NORTH 89°44' WEST 67.33 FEET; THENCE SOUTH 26°56' WEST 259.38 FEET; THENCE SOUTH 18°06'30" WEST 359.47 FEET TO THE NORTH LINE OF THE OREGON SHORT LINE RAILROAD COMPANY RIGHT OF WAY; THENCE SOUTH 69°49' WEST 563.40 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 1160.4 FEET TO A POINT 392.5 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 89°44' EAST TO A POINT 363 FEET WEST OF THE WEST LINE OF THE STATE ROAD AND AT A POINT 559.1 FEET SOUTH AND 399.55 FEET NORTH 89°44' WEST OF THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 0°02' WEST 18 FEET; THENCE SOUTH 13°31'38" WEST 386.04 FEET, MORE OR LESS, TO PROPERTY CORNER TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING TWO (2) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

(1) A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 2204.25 FEET SOUTH 0°22'18" WEST ALONG THE SECTION LINE AND 399.56 FEET NORTH 89°25'30" WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 0°20'30" WEST 18.00 FEET; THENCE SOUTH 13°50'08" WEST 252.95 FEET; THENCE NORTH 89°44'55" WEST 862.57 FEET; THENCE NORTH 0°19'42" EAST 269.08 FEET; THENCE SOUTH 89°25'30" EAST 921.66 FEET TO THE POINT OF BEGINNING.

(2) A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 2596.27 FEET SOUTH 0°22'18" WEST ALONG THE SECTION LINE AND 557.46 FEET NORTH 89°44'55" WEST ALONG THE QUARTER SECTION AS PER WEBER COUNTY SURVEYOR FILING #01280, FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 36, AND RUNNING THENCE NORTH 27°14'30" EAST 1.59 FEET; THENCE SOUTH 89°25'30" EAST 67.32 FEET; THENCE NORTH 13°50'08" EAST 133.09 FEET; THENCE NORTH 89°44'55" WEST 484.07 FEET; THENCE SOUTH 0°15'05" WEST 130.40 FEET TO SAID QUARTER SECTION LINE; THENCE SOUTH 89°44'55" EAST 384.77 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

TAX PARCEL NOS. 15-098-0008 and 15-101-0018 *u*