



118397

EN 2527604 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
19-MAY-11 1030 AM FEE \$12.00 DEP JKC
REC FOR: BRIAN W. CREAGER

WHEN RECORDED MAIL TO:
BRIAN W. CREAGER

WEST HAVEN, UT, 84401

WARRANTY DEED
(Trustee's Form)

THERON J. PHILLIPS, & FAYE H. PHILLIPS, Trustee(s) or Successor Trustee(s), identified as such under the terms and provisions of the THERON J. AND FAYE H. PHILLIPS FAMILY TRUST, established by Trust Agreement dated AUGUST 2, 1990.

Grantor,

of WEST HAVEN, County of WEBER, State of UT
hereby CONVEYS and WARRANTS to

B. W. C, Properties L.L.C., a Utah Limited Liability Company

Grantee,

of WEST HAVEN, 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 County, State of UT, to-wit

See Attached Exhibit "A"

15-076-0008

Together with one share of Wilson Irrigation Company Water Stock

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2004 taxes and thereafter.

WITNESS whereof the hand(s) of said grantors this 27th day of October, 2004 who duly acknowledge that **THERON J. PHILLIPS, TRUSTEE FAYE H. PHILLIPS, TRUSTEE** is/are the designated Trustee(s) or Successor Trustee(s) of the aforesaid **THERON J. AND FAYE H. PHILLIPS FAMILY TRUST**, and by its terms and conditions, is/are empowered to so act on behalf of said Trust, in accordance with Utah Code Annotated 75-7-405.

The **THERON J. AND FAYE H. PHILLIPS FAMILY TRUST**, established by Trust Agreement dated **AUGUST 2, 1990**.

Theron J. Phillips Trustee

THERON J. PHILLIPS, TRUSTEE

Faye H. Phillips Trustee

FAYE H. PHILLIPS, TRUSTEE

STATE OF UT)
) :ss
COUNTY OF WEBER)

On the 27th day of October, 2004, personally appeared before me **THERON J. PHILLIPS AND FAYE H. PHILLIPS, Trustee(s) or Successor Trustee(s)** of the aforesaid **THERON J. AND FAYE H. PHILLIPS FAMILY TRUST**, established by Trust Agreement dated **AUGUST 2, 1990**, the signer(s) of the within instrument, who duly acknowledged to me that he, executed the same, in accordance with the provisions of Utah Code Annotated 75-7-406.

Gina Maughan

NOTARY PUBLIC



WEBER COUNTY RECORDER/SURVEYOR

vd

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DESCRIPTION OF PROPERTY SERIAL NUMBER 15 -076 - 0008 TAXING UNIT

OWNER PHILLIPS, THERON J & 2273 S 2700 W 277
FAYE H PHILLIPS TRUSTEES OGDEN UT
84401

DESCRIPTION OF PROPERTY 1986 R/P ACRES; 6.23 Changed 10-feb-1986

PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF 2700 WEST STREET, SOUTH 33.10 FEET, AND SOUTH 77D45'24" WEST 33.77 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID 2700 WEST STREET 295.74 FEET, THENCE SOUTH 74D00'49" WEST 38.49 FEET, THENCE WEST 62.0 FEET, THENCE NORTH 80D26'23" WEST 68.50 FEET, THENCE WEST 60.50 FEET, THENCE SOUTH 80D26'57" WEST 88.53 FEET, THENCE SOUTH 82D39'42" WEST 477.81 FEET, THENCE SOUTH 83D59'20" WEST 501.61 FEET, THENCE NORTH 213.47 FEET TO A FENCE ON THE SOUTH BANK OF THE CANAL, THENCE ALONG SAID FENCE AS FOLLOWS: NORTH 89D15'55" EAST 122.10 FEET, THENCE NORTH 86D20'17" EAST 100.20 FEET, NORTH 84D17'22" EAST 100.50 FEET, NORTH 83D43'22" EAST 100.60 FEET, NORTH 79D18'57" EAST 305.50 FEET, NORTH 77D45'24" EAST 613.96 FEET TO THE POINT OF BEGINNING.

COMMENTS;

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This description may not accurately reflect your ownership and is for tax purposes only. A careful examination of your deeds and/or having an accurate survey of your ownership may be necessary.