

Return to Commissioner

06-016-0001

BOOK 1.125 PAGE 53

RECORDED FOR
Carolee Lund
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\$2.00

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WARRANTY DEED

JAMES OLSEN
NOTARY RECORDER

MARY FRANCES BOEKWEG, a/k/a Frances H. Boekweg, a woman, GRANTOR, of Ogden, County of Weber, State of Utah, hereby CONVEY and WARRANT to PETERSEN INVESTMENT II, a limited partnership, GRANTEE, of Ogden, Weber County, Utah, for the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the following described tract of land in Weber County, State of Utah:

A part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning on the North line of Riverdale Road, said point being 26.95 feet South 0° 18' 31" West and 1168.0 feet North 64° 15' East along the North line of Riverdale Road from the Southwest corner of said Section 7, said point also being on the Southeast corner of the property conveyed to C. C. Pingree by Warranty Deed in Book 402, Page 507; running thence three courses along the North line of Riverdale Road as follows: North 64° 15' East 287.14 feet, North 87° 00' West 41.60 feet and North 64° 15' East 197.64 feet to the West line of 900 West Street; thence two courses along said West line as follows: North 0° 38' 20" East 318.00 feet and North 2° 33' 12" East 167.70 feet; thence North 87° 26' 48" West, 375.51 feet to an old existing fence; thence South 0° 44' 15" West 566.98 feet, along said fence to the North bank of an irrigation ditch; thence North 66° 30' West 24.68 feet along said North bank; thence South 0° 28' West 158.07 feet to the point of beginning. // /

RESERVING unto the Grantor over and across the above-described tract an easement and right of way one rod in width, extending 16½ ft. to the East of the West bank of the now existing irrigation ditch, which extends in a generally north-south direction along the west line of said tract, for the maintenance and use of said irrigation ditch as it serves Grantor's premises to the north of the conveyed premises.

SUBJECT TO THE RESTRICTION upon said premises described in this instrument that no portion thereof may at any time be used for the purpose of conducting the business of a commercial banking institution.

WITNESS, the hand of said Grantor this 26 day of April, 1976.

Mary Frances Boekweg a/k/a
Frances H. Boekweg
MARY FRANCES BOEKWEG, a/k/a
Frances H. Boekweg

Signed in the Presence of

Carol T. Kury

STATE OF UTAH)
) SS.
County of Weber)

On the 26th day of April, 1976, personally appeared before me MARY FRANCES BOEKWEG, a/k/a Frances H. Boekweg, a woman, the signer of the within instrument, who duly acknowledged to me that she executed the same.

Carol T. Kury
NOTARY PUBLIC
Residing at Ogden, Utah

My Commission Expires:
4-17-77

PART OF 06-016-0001 INTO 06-016-0001