

993802

DOUG CRUTIS  
WEBER COUNTY RECORDER  
DEPUTY *Jim Mattson*

Recorded at Request of

th 5<sup>00</sup>

at M. Fee Paid \$

DEC 25 2 25 PM '86

by Dep. Book Page

FILED AND RECORDED FOR  
Ref.:

Mail tax notice to Address 27945 1500

WARRANTY DEED

[CORPORATE FORM]

PLATED  VERIFIED

ENTERED *12/25/86*

WESTERN REAL ESTATE & DEVELOPMENT  
organized and existing under the laws of the State of Utah, with its principal office at  
OGDEN of County of WEBER State of Utah,  
grantor, hereby CONVEYS AND WARRANTS to

JOSEPH G. DECKER & SHARON DECKER,  
husband and wife as joint tenants with full rights of survivorship

of Weber County, Utah grantee  
for the sum of  
Ten DOLLARS.

and other good and valuable consideration  
the following described tract of land in Weber County,  
State of Utah:

A PART OF LOT 71, OGDEN COMMERCIAL AND INDUSTRIAL PARK, PLAT D, A RECORDED  
SUBDIVISION IN OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT THE SOUTHWEST  
CORNER OF SAID LOT 71 AND RUNNING THENCE NORTH 0 DEG 28 MIN EAST 207.17  
FEET ALONG THE WEST LINE OF SAID LOT 71; THENCE SOUTH 89 DEG 09 MIN EAST  
273.35 FEET; THENCE SOUTH 0 DEG 28 MIN WEST 207.17 FEET TO THE SOUTH LINE  
OF SAID LOT 71; THENCE NORTH 89 DEG 09 MIN WEST 273.35 FEET ALONG SAID  
SOUTH LOT LINE TO THE POINT OF BEGINNING.

RESERVING UNTO WESTERN REAL ESTATE AND DEVELOPMENT, THEIR SUCCESSORS AND  
ASSIGNS A RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 13  
FEET AND THE EAST 13 FEET OF SAID PROPERTY OF WHICH THE GRANTEE THEIR  
SUCCESSORS AND ASSIGNS AGREE NOT TO CONSTRUCT ANY IMPROVEMENTS OVER OR  
ACROSS SAID RIGHT OF WAY OR ENCUMBER OBSTRUCT OR ALTER SAID RIGHT OF WAY  
WHICH WOULD ADVERSELY EFFECT THE FLOW OF ANY TRAFFIC OVER AND ACROSS RIGHT  
OF WAY.

TOGETHER WITH AND SUBJECT TO all easements, covenants, and restrictions set forth in that  
certain Protective Covenants dated May 8, 1981 and recorded in the official records of  
Weber County, State of Utah

The officers who sign this deed hereby certify that this deed and the transfer represented  
thereby was duly authorized under a resolution duly adopted by the board of directors of the  
grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed  
by its duly authorized officers this 24 day of December, A. D. 1986

Attest:

Secretary.

[CORPORATE SEAL]

WESTERN REAL ESTATE AND DEVELOPMENT Company  
By *J. Kelly Goddard*  
J. KELLY GODDARD President.

STATE OF UTAH,

County of WEBER

ss.

On the 24th day of December, A. D. 1986  
personally appeared before me J. KELLY GODDARD and  
who being by me duly sworn did say, each for himself, that he, the said J. KELLY GODDARD  
is the president, and he, the said is the secretary  
of WESTERN REAL ESTATE & DEVELOPMENT Company, and that the within and foregoing  
instrument was signed in behalf of said corporation by authority of a resolution of its board of  
directors and said J. KELLY GODDARD and  
each duly acknowledged to me that said corporation executed the same and that the seal affixed  
is the seal of said corporation.

*[Signature]*  
Notary Public

My commission expires 3-28-90

My residence is Layton, Utah

15-159-002  
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