E\$ 1496469 BK 1884 PG1096 DOUG CROFTS, WEBER COUNTY RECORDER 03-0CT-97 818 AM FEE \$14.00 DEP MB REC FOR: SKABELUND.LAW.OFFICES

When Recorded Mail To: RICHARD H. FLEMING 2700 North 1157 West Ogden, UT 84404

# WARRANTY DEED

RICHARD H. FLEMING, and CLEO S. FLEMING, grantors of Ogden, Weber County, State\_of Utah, hereby WARRANT AND CONVEY all of their interest to RICHARD H. FLEMING, Trustee (and to his Successors in trust) of the RICHARD H. FLEMING TRUST U/A/D September 24, 1997, grantee of 2700 North 1157 West, Ogden, Utah 84404, for the sum of \$10.00, and other valuable consideration, in the following described tract of land in Weber County, State of Utah:

See Exhibit A attached hereto and incorporated herein.

The Grantee has full power to sell, mortgage, otherwise hypothecate the property described.

WITNESS the hand of said grantors, this September, 1997.

STATE OF UTAH

ss.

COUNTY OF WEBER

executed the same.

On the  $2^{1/7}$  day of September, 1997, personally appeared before me, RICHARD H. FLEMING and CLEO S. FLEMING, the signers of the foregoing instrument, who duly acknowledged to me that they

NOTARY PUBLIC COYO PARKE 393 North Myy 126 Ogdan Utah 84404 -My Confiniction Expires June 7, 1998 STATE OF UTAH

17-cult-ccs/cosc-1

## PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF THE O.S.L.R.R. 2136.3 FEET SOUTH AND 117.5 FEET WEST AND NORTH 26°46' WEST 2152 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36' RUNNING THENCE NORTH 26°46' WEST ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID SECTION 36; THENCE EAST TO A POINT 50 FEET DISTANT AT RIGHT ANGLES FROM THE EAST LINE OF SAID O.S.L.R.R.; THENCE SOUTH 26°46' WAST PARALLEL TO SAID LINE TO A POINT EAST OF BEGINNING; THENCE WEST 50 FEET TO BEGINNING.

## PARCEL 2:

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 0°07' EAST 531.3 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 31, THENCE SOUTH 0°07' EAST ALONG THE SECTION LINE 367 FEET TO THE BEN LOMOND CEMETERY MAINTENANCE DISTRICT LINE, THENCE EAST TO A POINT SOUTH 14°00'09" EAST FROM BEGINNING, THENCE NORTH 14°00'09" WEST TO BEGINNING.

## PARCEL 3:

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 0°07' EAST 898.30 FEET, ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 31, THENCE SOUTH 0°07' EAST ALONG SAID SECTION LINE 144 FEET; THENCE NORTH 87°10' EAST 125 FEET; THENCE NORTH 14°00'09" WEST TO THE BEN LOMOND CEMETERY MAINTENANCE DISTRICT LINE; THENCE WEST ALONG SAID DISTRICT LINE TO BEGINNING.

11-366-0036

E# 1494469 BK1884 PG1097

When Recorded Mail To: RICHARD H. FLEMING 2700 North 1157 West Ogden, UT 84404

# WARRANTY DEED

RICHARD H. FLEMING, grantor of Ogden, Weber County, State of Utah, hereby WARRANTS AND CONVEYS all of his interest to RICHARD H. FLEMING, Trustee (and to his Successors in trust) of the RICHARD H. FLEMING TRUST U/A/D September \_\_\_\_\_\_\_, 1997, grantee of 2700 North 1157 West, Ogden, Utah 84404, for the sum of \$10.00, and other valuable consideration, in the following described tract of land in Weber County, State of Utah:

See Exhibit A attached hereto and incorporated herein.

The Grantee has full power to sell, mortgage, or otherwise hypothecate the property described.

WITNESS the hand of said grantor, this  $2\psi$  day of September, 1997.

Bichard H. Tleming RICHARD H. FLEMING

STATE OF UTAH

ss.

COUNTY OF WEBER

On the 24 day of September, 1997, personally appeared before me, RICHARD H. FLEMING, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

STEVEN R SKABELUND
NOTARY PUBLIC - STATE OUTTH
1149 WEST CENTER
OREM, UTAH 84058
COMM EXP 1-1-1998

Notary Public

E# 1531102 BK1916 PG2273
DOUG CROFTS, WEBER COUNTY RECORDER
27-MAR-98 853 AM FEE 115.00 DEP MB
REC FOR: STEVEN.R..SKABELUND

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH 0°07' EAST ALONG THE SECTION LINE 531.3 FEET, THENCE NORTH
69°50'15" EAST 314.6 FEET ALONG DITCH TO THE WEST RIGHT OF WAY
FENCE OF U.S. HIGHWAY 89, THENCE NORTH 34°17' WEST ALONG WEST LINE
OF HIGHWAY TO THE PLACE OF BEGINNING. EXCEPTING THAT PART IN 2700 17-066-0036 NORTH STREET.

#### PARCEL 2:

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD, SAID POINT BEING SOUTH 89°06' WEST 475,35 FEET ALONG THE SECTION LINE AND SOUTH SOUTH 89°06' WEST 475.35 FEET ALONG THE SECTION 16:

0°54' EAST 31.7 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36;

RUNNING THENCE SOUTH 0°54' EAST 190 FEET; THENCE SOUTH 89°38' WEST

557.2 FEET TO THE EAST LINE OF THE OGDEN RAPID TRANSIT CO. RIGHT
OF-WAY; THENCE NORTH 26°53' WEST 209.4 FEET ALONG SAID RIGHT-OF-WAY

LINE TO THE SOUTH LINE OF THE COUNTY ROAD; THENCE NORTH 89°24' EAST 649 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. F BBGALLE

19-041-0008 =

# PARCEL 3:

PART OF LOT 1, IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON THE SOUTH LINE OF 2700 NORTH STREET WHICH IS SOUTH 0°33' WEST 53
FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36, AND RUNNING
THENCE SOUTH 0°33' WEST 626.67 FEET TO THE BOUNDARY OF BEN LOMOND CEMETERY MAINTENANCE DISTRICT, THENCE NORTH 89°54'45" WEST ALONG SAID BOUNDARY AND QUARTER QUARTER SECTION LINE 853.32 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF O.S.L.R.R., THENCE NORTH
26°12' WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 496.30 FEET,
THENCE NORTH 89°38' EAST 607.17 FEET, THENCE NORTH 0°54' WEST
187.54 FEET TO SAID SOUTH LINE OF 2700 NORTH STREET, THENCE SOUTH
89°50' EAST ALONG SAID SOUTH LINE 64.37 FEET, THENCE SOUTH WEST 10.00 FEET, THENCE SOUTH 89°59' EAST 408.97 FEET TO THE POINT OF BEGINNING. 19-041-0012

# PARCEL 4;

PART OF LOT 1, IN NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING ON THE SECTION LINE 1042.3 FEET SOUTH 0°33' WEST OF THE NORTHEAST CORNER OF SAID SECTION, AND RUNNING THENCE SOUTH 87°10' WEST 175.08 FEET, THENCE SOUTH 64°13'21" WEST 434.83 FEET TO THE EASTERLY LINE OF O.S.L.R.R. RIGHT-OF-WAY, THENCE NORTH 26°46' WEST ALONG SAID LINE 629.04 FEET TO THE BOUNDARY OF BEN LOMOND CEMETERY DISTRICT, THENCE SOUTH 89°54'45" EAST ALONG SAID BOUNDARY AND QUARTER QUARTER SECTION LINE 853.32 FEET TO THE EAST LINE OF SAID SECTION, THENCE SOUTH 0°33" WEST 362.63 FEET MORE OR LESS, TO BEGINNING. 19-041-0025 Et 1531102 BK1916 E 1531102 BX1916 PG2274