

WHEN RECORDED, MAIL TO: BOOK 1313 PAGE 425
WALKER BANK & TRUST COMPANY

P.O. Box 3309
Ogden, Utah 84409

7.00
783552
FILED AND RECORDED FOR
Security Title
Jul 17 3 14 PM '79
RUTH EAMES OLSEN
WEBER COUNTY RECORDER
DEPUTY *Paula Green*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST DEED WITH ASSIGNMENT OF RENTS

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THIS TRUST DEED, made this 17th day of July, 1979, between
Richard R. Olsen and Diane L. Olsen, husband and wife, as joint tenants
....., as TRUSTOR,
whose address is Box 202 Willard, Utah 84340
(STREET AND NUMBER) (CITY) (STATE)
WALKER BANK & TRUST COMPANY, a Utah bank and trust company, and in such capacity here-
in called TRUSTEE, and WALKER BANK & TRUST COMPANY, a Utah bank and trust company, and
in such capacity herein called BENEFICIARY,

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER
OF SALE, the following described property, situated in Weber County, State of Utah:
A part of the Northwest Quarter of Section 21, Township 7 North, Range 1
East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which
is North 0°07' East 2676.18 feet along the Quarter Section Line from the
South Quarter corner of said Section 21, said point is also South 0°07'
West 2664.98 feet along the Quarter Section Line from the North Quarter
corner of said Section 21; running thence North 89°53' West 716.24 feet to
the East Line of River Drive; thence two courses along said East Line as
follows: Northerly along the arc of a 2904.18 foot radius curve to the
left 81.82 feet and North 14°20'45" West 94.17 feet; thence South 89°53'
East 759.07 feet to the Quarter Section Line; thence South 0°07' West
170.69 feet along the Quarter Section Line to the point of beginning.

**FLOOD INSURANCE
NOT REQUIRED**

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereto belonging, now or hereafter used or enjoyed with said property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits;

FOR THE PURPOSE OF SECURING, (1) payment of the indebtedness evidenced by a promissory note of even date herewith and all sums due thereunder, in the face amount of \$ 12,000.00, made by Trustor, payable to the order of Beneficiary at the times and in the manner therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Trust Deed; and (4) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

22-015-0034

CHAPTER 6. AGRICULTURAL ZONE A-2

6-1. Use Regulations.

In Agricultural Zone A-2, no building or structure or land shall be used and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Any use permitted in Agricultural Zone A-1.
2. Grain storage elevators; sugar beet loading stations and dump sites.
3. Fruit and vegetable storage and packing plants; fruit and vegetable stands when located not closer than twenty (20) feet from any property line.
4. Fur farm; dairy or creamery; dog kennels; dog breeding establishments; dog training schools; animal hospitals; public stables; riding academies; rodeo grounds; agricultural experiment stations; cemeteries.
5. Hospitals; sanitariums; correctional institutions; radio and television stations and towers.
6. Golf courses; golf driving ranges; gun clubs; skeet-shooting ranges; airports, private and commercial.
7. Public and private parks; circus or transient amusements.
8. Mines, quarries, gravel pits.
9. Advertising signs and structures subject to provisions of Chapter 23-19.
10. Accessory uses and buildings customarily incidental to the above.

6-2. Area Regulations.

The minimum lot area shall be not less than five (5) acres for all uses permitted in this Chapter, except that dwelling structures, churches, libraries, museums, public utility and public service uses, and sanitariums or hospitals, may be located on a lot of not less than two (2) acres.

6-3. Width Regulations.

The minimum width of any lot which is required by this Chapter to contain a minimum area of five (5) acres shall be three hundred (300) feet; the minimum width of any lot which is required by this Chapter to contain a minimum area of two (2) acres shall be one hundred fifty (150) feet.

6-4. Yard Regulations.

Same as for Agricultural Zone A-1.

6-5 Height Regulations.

None.

6-6. Coverage Regulations.

No building or structure or group of buildings with their accessory buildings shall cover more than seventy (70) percent of the area of the lot.