

RETURNED
FEB 15 2011

E 2584767 B 5211 P 406-409
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
02/15/2011 12:06 PM
FEE \$0.00 Pgs: 4
DEP RTT REC'D FOR WOODS CROSS CITY

When recorded, return to:
Cindy S. Hatch
958 East Oakwood Drive
Bountiful, UT 84010

pt 06-030-0046

Parcel No. _____

SPECIAL WARRANTY DEED
Fee Simple Subject to Conditions Subsequent and Right of Reentry

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM R. SMITH and LUDEAN A. SMITH, as Trustees of THE SMITH FAMILY REVOCABLE TRUST dated March 10, 2000; MACK G. SMITH and CAROLYN SMITH, as Trustees of THE MACK G. AND CAROLYN SMITH REVOCABLE TRUST dated September 4, 1998; J. LYNN SMITH as Trustee of THE J. LYNN SMITH LIVING TRUST dated June 2, 2000; and CINDY S. HATCH, an individual, with a notice address of Smith Family, Attention: Cindy Hatch, 958 East Oakwood Drive, Bountiful, Utah 84010 (collectively the "Grantor"), hereby grants, conveys and warrants to **WOODS CROSS CITY**, a Utah municipal corporation, whose address is 1555 South 800 West, Woods Cross City, Utah 84087 (the "Grantee"), against all who claim by, through, or under Grantor, but not otherwise, the property located in Davis County and more particularly described as follows (the "Property"):

A part of the Northeast Quarter of Section 27, Township 2 North, Range 1 West, Salt Lake Base and Meridian, Woods Cross City, Utah and being described as follows:

Beginning at a point on the Section line said point being S 00°20'42" W 233.52 feet along the section line from the Northeast Corner of said Section 27 thence as follows, S 00°20'42" W 330.63 feet along the section line to the north line of 500 South Street; thence S 89°43'55" W 33.00 feet along said north line; thence N 00°20'42" E 330.98 feet; thence S 89°39'18" E 33.00 feet along to the point of beginning.

SUBJECT TO valid existing rights and easements of record, if any;

RESERVING UNTO Grantor the right to access the closest public right of way over the Property;

Conditions Subsequent:

To have and to hold the Property so long as Grantee complies with the following condition subsequent:

1. Grantee must construct, or cause to be constructed by others, an extension of a public road upon the Property by the end of 2011.
2. Grantee shall use the Property for public road and utility uses, and no others.

If Grantee fails to comply with any of the above conditions, Grantor shall have the right to reenter and terminate the estate granted hereby. This conveyance, and the terms hereof, shall be binding upon and inure to the benefit of the successors and assigns of Grantee and Grantor.

DATED this 15 day of October, 2010.

GRANTOR:

THE SMITH FAMILY REVOCABLE TRUST

By: William R. Smith
Name: William R. Smith
Its: Trustee

By: LuDean A. Smith
Name: LuDean A. Smith
Its: Trustee

THE MACK G. AND CAROLYN SMITH REVOCABLE TRUST

By: Mack G. Smith
Name: Mack G. Smith
Its: Trustee

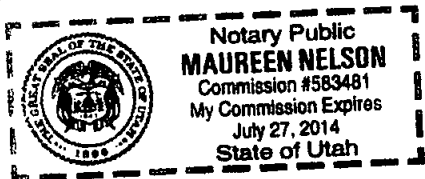
J. LYNN SMITH LIVING TRUST

By: J. Lynn Smith
Name: J. Lynn Smith
Its: Trustee

Cindy Hatch
Cindy Hatch

STATE OF UTAH)
 :
COUNTY OF DAVIS)

On the 15 day of October, 2010, personally appeared before me WILLIAM R. SMITH and LUDEAN A. SMITH, as Trustees of THE SMITH FAMILY REVOCABLE TRUST dated March 10, 2000, who duly acknowledged to me that they executed the same on behalf of said entity.

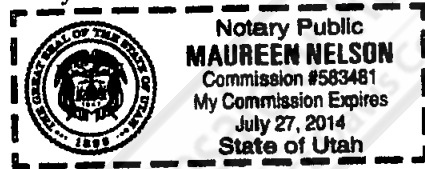


Maureen Nelson
Notary Public

STATE OF UTAH)
 :
COUNTY OF DAVIS)

On the 15 day of October, 2010, personally appeared before me MACK G. SMITH, as Trustee of THE MACK G. AND CAROLYN SMITH REVOCABLE TRUST dated September 4, 1998, who duly acknowledged to me that they executed the same on behalf of said entity.

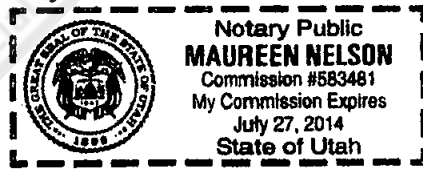
Maureen Nelson
Notary Public



STATE OF UTAH)
 :
COUNTY OF DAVIS)

On the 15 day of October, 2010, personally appeared before me J. LYNN SMITH as Trustee of THE J. LYNN SMITH LIVING TRUST dated June 2, 2000, who duly acknowledged to me that he executed the same on behalf of said entity.

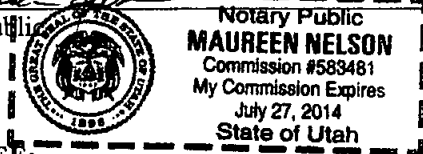
Maureen Nelson
Notary Public



STATE OF UTAH)
 :
COUNTY OF DAVIS)

On the 15 day of October, 2010, personally appeared before me CINDY S. HATCH, who duly acknowledged to me that she executed the same.

Maureen Nelson
Notary Public



GRANTEE:

WOODS CROSS CITY, a municipal corporation of the State of Utah

ATTEST:

By: *Alan T. Low*
Woods Cross City Recorder

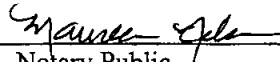
By: *[Signature]*
Its: *Mayor*



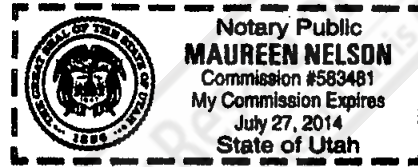
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STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the 15 day of October, 2010, personally appeared before me **Kent M. Parry** who being duly sworn, did say that he is the Mayor of **WOODS CROSS CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Kent M. Parry acknowledged to me that the City executed the same.



Notary Public



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