

174
377265

DEED OF CONVEYANCE AND AGREEMENT

88¹ 22-27-1W
20¹ 23-27-1W
72¹ 26-27-1W

WILLIAM HOWARD SMITH and LOIS G. SMITH, his wife; VERL REED SMITH and EVELYN SMITH, his wife; JOYCE SMITH GOODFELLOW, of Bountiful, Utah, and JEAN SMITH SANDERS of Kaysville, Utah, GRANTORS, of Davis County, State of Utah, hereby CONVEY and WARRANT as against the acts of the GRANTORS and those claiming by, through or under the GRANTORS, the following described tracts of land in Davis County, State of Utah, unto the GRANTEES of the separate tracts herein described as being conveyed to the stated, separate grantees, as follows:

UNTO WILLIAM HOWARD SMITH and LOIS G. SMITH, his wife, as joint tenants of Bountiful, Utah, the following described tract:

Beginning at a point North 0°05'15" East 323.40 feet along the Section line from the Southeast corner of Section 22, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence North 0°05'15" East 617.0 feet along the East line of said Section; thence West 231.0 feet; thence North 0°05'15" East 379.60 feet parallel to the East Section line; thence East 231.0 feet; thence North 0°05'15" East 1318.01 feet, more or less, to the East Quarter corner of said Section 22; thence South 89°56'55" West 1895.78 feet along the North line of the Southeast Quarter of said section to a point 750.68 feet North 89°56'55" East from the center of said section; thence South 0°02'17" West 2606.98 feet parallel to the West line of said Southeast Quarter to a point 33.0 feet North of the South line of said Section; thence North 89°53'20" East 1743.53 feet, parallel to and 33.0 feet North of the South line of said section to a point 150.0 feet West of the East line of said section; thence North 0°05'15" East 290.4 feet; thence North 89°53'20" East 150.0 feet to the point of beginning, containing less the following exception, 104.87 acres. EXCEPTING THEREFROM the interest of the grantors, Jean Smith Sanders and Joyce Smith Goodfellow in the following portion thereof: Beginning at a point 33.0 feet North 0°05'15" East along the Section line and South 89°53'20" West 1270.0 feet parallel to the South Section line from the Southeast corner of said Section 22, and running thence North 2607.0 feet, more or less, to the North line of the Southeast Quarter of said Section; thence South 89°56'55" West 90.0 feet along said North line; thence South 2607.0 feet to a point 33.0 feet North of the South line of said section; thence North 89°53'20" East 90.0 feet to the point of beginning

UNTO VERL REED SMITH and EVELYN SMITH, his wife, as joint tenants, of Bountiful, Utah, the following described tract:

Beginning at the Southwest corner of Section 23, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence North 0°05'15" East 761.31 feet along the Section line; thence South 89°34' East 1245.91 feet; thence South 1287.61 feet, more or less, to the North line of a Highway,

174
20¹ 23
72¹ 26
Searched Indexed
On Margin Compared
Entered

50.0 feet perpendicularly distant Northerly from the center line thereof; thence South 89°31' West 762.60 feet, more or less, along said highway; thence Westerly 65.0 feet along said highway along the arc of a 550 foot radius curve to the left; thence Westerly along the North line of 500 South street to the West line of Section 26, said Township and Range; thence North 0°19'54" East along said Section line to the point of beginning, containing 37.37 acres, more or less.

UNTO JEAN SMITH SANDERS of Kaysville, Utah, the following described tracts:

88-22
Beginning at a point 33.0 feet North 0°02'17" East along the Quarter Section line from the Southwest corner of the Southeast Quarter of Section 22, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence North 0°02'17" East 2607.76 feet along the Quarter Section line to the Northwest corner of said Southeast Quarter; thence North 89°56'55" East 375.34 feet along the North line of said Quarter Section; thence South 0°02'17" West 2607.37 feet to a point 33.0 feet North of the South line of said section; thence South 89°53'20" West 375.34 feet parallel to the South line of said section to the point of beginning, containing 22.47 acres, more or less.

*88-23
74-26*
Beginning at a point North 0°15'15" East 761.31 feet along the Section line and South 89°34' East 1517.38 feet from the Southwest corner of Section 23, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence South 89°34' East 261.90 feet to a point due North of a point 52.25 rods West along the Section line from the South Quarter corner of said Section 23; thence South 748.50 feet to said Section line; thence South 89°58'45" East 2.15 feet along said Section line; thence South 5° East 532.20 feet, more or less, along the West line of the property conveyed to Rulon C. Ashworth by Warranty Deed recorded Jan. 25, 1960, in Book 180, Page 446 of Official Records, to the North line of a highway, 50.0 feet perpendicularly distant Northerly from the center line thereof; thence South 89°31' West 310.43 feet, more or less, along said highway to a point due South of the point of beginning; thence North 1283.27 feet, more or less, to the point of beginning, containing 8.01 acres, more or less.

UNTO DON E. GOODFELLOW and JOYCE SMITH GOODFELLOW, his wife, as joint tenants, of Bountiful, Utah, the following described tracts:

88-22
Beginning at a point North 0°02'17" East 33.0 feet along the Quarter Section line and North 89°53'20" East 375.34 feet parallel to the South line of said Section from the Southwest corner of the Southeast Quarter of Section 22, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence North 89°53'20" East 375.34 feet; thence North 0°02'17" East 2606.98 feet to the North line of said Quarter Section; thence South 89°56'55" West 375.34 feet along said North line; thence South 0°02'17" West 2607.37 feet to the point of beginning, containing 22.47 acres, more or less.

*88-23
74-26*
Beginning at a point North 0°05'15" East 761.31 feet along the Section line and South 89°34' East 1245.91 feet from the Southwest corner of Section 23, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence South 89°34' East 271.47 feet; thence South 1283.27 feet, more or less, to the North line of a Highway, 50.0 feet

76

perpendicularly distant Northerly from the center line thereof; thence South 89°31' West 271.47 feet along said highway; thence North 1287.61 feet, more or less, to the point of beginning, containing 8.01 acres, more or less.

Excepting and reserving unto the Grantors, other than Verl Reed Smith and Evelyn Smith, an easement for ingress and egress and eventual street purposes to the extent necessary to provide a street 50 feet in width which may be accomplished by use of the existing 33.0 foot right-of-way adjoining the South boundary of the said Southeast Quarter of Section 22, owned by Jordan Fur and Reclamation Co., or at the option of the Grantors other than Verl Reed Smith and Evelyn Smith, the easement can be relocated before dedication as a public street within an area up to 300 feet Northerly from the South boundary of said Southeast Quarter of said Section 22.

Excepting and reserving and granting to the Grantors and Grantees easements for irrigation ditches and for pipelines as the main ditches and pipelines are presently located for irrigation of the tracts conveyed to the Grantees herein, with the right of the servient owner to relocate the said ditches or pipelines or to change the same in form so long as the irrigation water is delivered to the dominant tenement in substantially the same place the easement enters the dominant tenement land unless the dominant tenement agrees otherwise.

Excepting and reserving unto the Grantors William Howard Smith and Lois G. Smith, as joint tenants, an undivided 35%; unto Verl Reed Smith and Evelyn Smith, as joint tenants, an undivided 35%; unto Don E. Goodfellow and Joyce Smith Goodfellow, as joint tenants, an undivided 15%; and unto Jean Smith Sanders, an undivided 15%, in and to the underground water rights in the property above described as being within Sections 23 and 26, Township 2 North, Range 1 West, including but not limited to the Certificate of Appropriation of Water, No. 7009, recorded October 18, 1965 in the office of the Davis County Recorder in Book 329, Page 304, and to the rights represented by Change Application No. 31-1857, A-3921 in the office of the State Engineer of the State of Utah. The parties hereto agree that the said underground water will be permitted to flow westerly for continuous use by all parties hereto in the proportions above stated and particularly for stock watering purposes.

It is agreed that the parties herein who are designated joint tenants of a particular tract are also joint tenants of the interest of the other joint tenant in the 90 feet by 2607.0 feet tract excepted from the first above-described tract.

WITNESS the hands of the parties this 28th day of February, 1973.

William Howard Smith
William Howard Smith

Lois G. Smith
Lois G. Smith

Verl Reed Smith
Verl Reed Smith

Evelyn Smith
Evelyn Smith

Joyce Smith Goodfellow
 Joyce Smith Goodfellow
Jean Smith Sanders
 Jean Smith Sanders

STATE OF UTAH)
) ss
 COUNTY OF DAVIS)

On this 28 day of February, 1973, personally appeared before me William Howard Smith, Lois G. Smith, Verl Reed Smith, Evelyn Smith, Joyce Smith Goodfellow and Jean Smith Sanders, the signers of the within instrument who duly acknowledged to me that they executed the same.

William G. Gabel
 Notary Public
 Residing at Bountiful, Utah

My Commission expires:
 August 8, 1976