

E 107385 B 246 P 875
Date: 02-MAY-2007 2:30PM
Fee: \$15.00 ACH
Filed By: LRH
BRENDA NELSON, Recorder
MORGAN COUNTY
For: LINCOLN TITLE INSURANCE AGEN
Recorded Electronically by Simplifile

File No. 014179
When recorded return to:
Lincoln Title Insurance Agency
4723 Harrison Boulevard, Suite 201
Ogden, UT 84403

Mail tax notice to:
Grantees
3048 E. Cobblestream Circle, Sandy, UT 84093

SPECIAL WARRANTY DEED

Wells D. Robinson, "Grantor",

hereby CONVEYS and WARRANTS against all claiming by, through, or under him to:

Centerville Partners, LC, a Utah Limited Liability Company, "Grantee",

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Morgan County, State of Utah:

BEGINNING AT A POINT WHICH IS WEST 1319.87 FEET AND NORTH 825.00 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 484.85 FEET; THENCE NORTH 89°24'46" EAST 1308.02 FEET; THENCE SOUTH 00°30'57" EAST 498.31 FEET; THENCE WEST 1312.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY BEING 30.0 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT SOUTH 0°07'42" EAST 2381.14 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 27, AND RUNNING THENCE NORTH 83°07'06" WEST 309.82 FEET; THENCE NORTH 61°41'45" WEST 276.93 FEET; THENCE NORTH 14°05'39" WEST 249.88 FEET; THENCE NORTH 15°11'39" EAST 289.68 FEET; THENCE NORTH 3°13'12" EAST 241.46 FEET; THENCE NORTH 8°55'36" WEST 576.65 FEET; THENCE NORTH 11°06'18" WEST 228.19 FEET; THENCE NORTH 18°20'33" WEST 422.69 FEET; THENCE NORTH 30°13'48" EAST 130.31 FEET; THENCE NORTH 140.2 FEET.

ALSO SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY 30 FEET WIDE, BEING 5 FEET EAST OF AND 25 FEET WEST OF THE CENTERLINE OF AN EXISTING WATER PIPE LINE RUNNING THROUGH SAID PROPERTY.

****RESERVING UNTO GRANTOR A NON EXCLUSIVE, PERPETUAL RIGHT OF WAY UTILITY EASEMENT TEN FEET IN WIDTH FOR THE PURPOSE OF INSTALLING, REPLACING, AND MAINTAINING AN IRRIGATION WATER PIPELINE AS FOLLOWS: THE TEN FEET RIGHT OF WAY UTILITY EASEMENT SHALL BE LOCATED FIVE FEET ON EACH SIDE OF THE EXISTING IRRIGATION PIPELINE IN THE PROPERTY DESCRIBED HEREIN. GRANTEE RESERVES THE RIGHT TO RELOCATE THE IRRIGATION PIPE, AT GRANTEE'S EXPENSE, TO A LOCATION ALONG A DEDICATED ROAD OR WITHIN ANOTHER TEN FOOT UTILITY EASEMENT. SHOULD GRANTOR REMOVE, REPLACE, OR MAINTAIN THE PIPELINE WITHIN THE EASEMENT AREA, GRANTOR AGREES TO BE RESPONSIBLE FOR THE COST THEREOF AND FOR THE COST OF RESTORING THE AFFECTED EASEMENT AREA TO ITS PRE-EXISTING CONDITION, PRE-EXISTING BEING DEFINED AS THE DATE OF EXECUTION OF THIS DEED.**

S# 03-005-015, P#00-0003-3330

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record or enforceable in law or equity.

WITNESS, the hand of said grantor, this 30 day of April, A.D. 2007.

Wells D. Robinson
Wells D. Robinson

STATE OF UTAH)
)ss.
COUNTY OF Weber)

On the 30 day of April, A.D. 2007 personally appeared before me Wells D. Robinson, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Carrie L Brough
Notary Public

My Commission Expires:

Residing at:

