

Property #519-5462-61

T-53004
09-077-0110

SPECIAL WARRANTY DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to GRANTEE Richard D. Tuttle and Barbara J. Tuttle, husband and wife as joint tenants with full rights of survivorship, of 2483 N. Valley View Drive, Layton, County of Davis, State of Utah 84040, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situate in the County of Davis, State of Utah, and more particularly described as follows:

See Exhibit "A" attached hereto and made part thereof.

Subject to easements, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

This conveyance is made and accepted on the express condition that the conveyed property shall be used for residential purposes only. Breach of said condition shall cause said property to revert to the said Grantor, who shall have the right of immediate re-entry upon the said property in the event of any such breach. However, breach of the foregoing condition of re-entry by reason of such breach shall not defeat nor render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said property or any part thereof, but said condition shall be binding upon and effective against any owner of said property whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

Provided further that the restriction, condition and covenant herein contained shall in all respects terminate and end and be of no further force or effect either legal or equitable and shall not be enforceable after December 31, 2059.

Part of the Southwest Quarter of Section 12, Township 4 North, Range 1 West, Salt Lake Base and Meridian.

Beginning at the Northwest Corner of the Tuttle property as described in Book 1221, Page 1149, said point being South $89^{\circ}27'12''$ East 526.65 feet, (East 527.00 feet by deed) along the quarter section line and South $2^{\circ}01'48''$ West 25.24 feet, (South $1^{\circ}29'$ West 30.01 feet by deed,) to the north end of a fence line, said point also being the Northwest Corner of the McMillan property as described in Special Warranty Deed recorded in Book 1106, Page 81, and South $0^{\circ}32'48''$ West 133.90 feet, (South 133.90 feet by deed) along the west line of the McMillan property from the West Quarter Corner of Section 12, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running;

Thence South $0^{\circ}32'48''$ West 133.90 feet, (South by deed) along the west line of the Tuttle property;

Thence North $89^{\circ}27'12''$ West 14.00 feet, more or less;

Thence North $0^{\circ}32'48''$ East 133.90 feet;

Thence South $89^{\circ}27'12''$ East 14.00 feet, more or less, to the point of beginning.