

WHEN RECORDED, MAIL TO:

E 1083699 B 1702 P 509
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1993 DEC 17 3:32 PM FEE 12.00 DEP COP
REC'D FOR SECURITY TITLE COMPANY

Space Above for Recorder's Use

W/27 4N-2W

SECURITY TITLE CO.

Order No. 99239

WARRANTY DEED

NE 12 4N-3W

(Special)

JOSEPH G. SIMPSON and LOUISE C. SIMPSON, TRUSTEES OF THE
JOSEPH AND LOUISE SIMPSON FAMILY TRUST DATED NOVEMBER 26, 1991,
of Syracuse, Utah,

grantors
hereby

CONVEY AND WARRANT against all claiming by, through or under it,

to DEAN J. NELSON, as to an undivided one-half interest, and
JOHN W. DIAMOND and MARILYN S. DIAMOND, husband and wife,
as joint tenants, as to an undivided one-half interest,

grantees

of Nelson - 2563 West 725 North, West Point, Utah 84015 for the sum of

TEN DOLLARS and other good and valuable considerations ----- DOLLARS,

the following described tract of land in Davis County,

State of Utah:

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY
REFERENCE

12-121-0003

12-046-0014

12-046-0015

Pt. 12-046-0019 0044

WITNESS, the hands of said grantors, this 30th day of
November, A. D. 1993.

Signed in the Presence of

Joseph G. Simpson
JOSEPH G. SIMPSON, Trustee

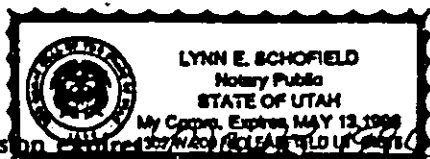
Louise C. Simpson
LOUISE C. SIMPSON, Trustee

STATE OF UTAH,

County of Davis

} ss.

On the 30 day of November, A. D. 1993,
personally appeared before me JOSEPH G. SIMPSON and LOUISE C. SIMPSON, TRUSTEES OF THE
JOSEPH AND LOUISE SIMPSON FAMILY TRUST DATED NOVEMBER 26, 1991,
the signers of the within instrument, who duly acknowledged to me that they executed the
same.



Lynn E. Schofield
Notary Public.

My commission expires May 12, 1998 Residing in Cld, UT

Beginning on the North line of a street at a point North $89^{\circ}50'18''$ West 427.38 feet along the Section line and North $1^{\circ}14'23''$ West 33.0 feet from the South Quarter corner of Section 7, Township 4 North, Range 2 West, Salt Lake Meridian, and running thence North $1^{\circ}14'23''$ West 169.34 feet; thence North $9^{\circ}36'17''$ West 121.38 feet; thence North $9^{\circ}22'43''$ West 266.50 feet; thence North $12^{\circ}18'28''$ West 179.31 feet; thence North $12^{\circ}26'43''$ West 113.52 feet; thence North $11^{\circ}50'49''$ West 310.66 feet; thence North $11^{\circ}52'44''$ West 246.05 feet; thence North $12^{\circ}01'46''$ West 385.95 feet; thence North $8^{\circ}33'52''$ West 160.08 feet; thence North $10^{\circ}11'57''$ West 188.21 feet; thence North $10^{\circ}01'47''$ West 486.51 feet to an old fence line; thence North $88^{\circ}36'45''$ West 417.71 feet along said fence to a point on the West line of the Northeast Quarter of the Southwest Quarter of said Section; thence North to the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section; thence North 1,320 feet, more or less, to a point 1,319 feet South and 1,320 feet East from the Northwest Corner of Section 7, Township 4 North, Range 2 West, Salt Lake Meridian; thence West 1,907.00 feet, more or less, to the meander line of the Great Salt Lake; thence South 28° East along said meander line to a point of intersection with the West line of Section 7, Township 4 North, Range 2 West; thence South 32° East 19 chains along said meander line; thence South 15° West 17 chains along said meander line; thence South 16° East 11.5 chains, more or less, along said meander line to a point on the North line of a street; thence East along said Street to the point of beginning.

SUBJECT TO easements, restrictions and reservations of record.

TOGETHER WITH AND SUBJECT TO a 24 foot irrigation and drainage easement 12 feet on each side of the existing fence line which line is the Easterly line of said described property from 1200 South Street to 1700 East Street.

TOGETHER WITH 5.0 cfs surface water right out of McDonald Slough as registered with the State Engineers Office No. 31, together with diversion and easements conveyed by Entry Nos. 304666 and 304667, Book 357, Pages 159 & 161, respectively.

TOGETHER WITH the artesian well located at the existing corral at 1700 South Street for stockwatering.