

WHEN RECORDED, MAIL TO:

William A. Meaders
Kirton & McConkie
60 E North Temple St., Suite 1800
Salt Lake City, Utah 84111

E 2001509 B 3578 P 1397
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
2004 JUL 9 4:08 PM FEE 15.00 DEP MT
REC'D FOR FOUNDERS TITLE COMPANY

MAIL TAX NOTICES TO:

LDS Church
Real Estate Services Dept.
50 E. North Temple St., 12th Floor
Salt Lake City, Utah 84150-6320

FD-32640

SPECIAL WARRANTY DEED

L AND G, LLC, a Utah limited liability company, Grantor, hereby conveys and warrants against all claiming by, through or under Grantor only, to CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, whose address is Real Estate Services Dept., 12th Floor, 50 E. North Temple St., Salt Lake City, Utah 84150-6320, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Davis County, State of Utah

See legal description on Exhibit "A" attached hereto and incorporated by reference herein.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

TOGETHER WITH appurtenant water rights, including, without limitation, all of Grantor's interest (being a 50% ownership interest) in Water Right No. 31-3373, Application/Claim No. U12050, filed March 23, 1936 for .004 CFS of water, the source being an underground water drain, the point of diversion being south 475 feet east 2635 feet from the northwest corner, Section 24, Township 4 North, Range 2 West, Salt Lake Base and Meridian, the place of use being in the northeast quarter and the southeast quarter of the northwest quarter of Section 25, Township 4 North, Range 2 West, Salt Lake Base and Meridian, for irrigation of 50 acres.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, and subject to all easements, claims of easements, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other matters appearing of record (but excluding any mortgages, trust deeds, or other liens securing monetary obligations).

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all other covenants arising or to arise by statute or otherwise, express or implied.

w/2 25 4N-2W

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28th day of June, 2004

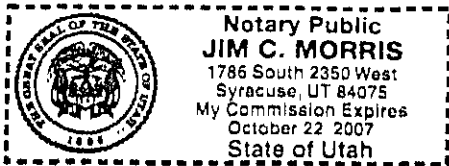
GRANTOR:

L AND G, LLC, a Utah limited liability company

By: [Signature]
Its: MEMBERS

STATE OF UTAH)
 DAVIS : ss.
COUNTY OF ~~SALT LAKE~~)

On this 28th day of June, 2004, before me a Notary Public, personally appeared LANSE CHOURNOS AND GORDON BOOTH, known to me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same as the MEMBERS of L and G, LLC, a Utah limited liability company.



[Signature]
Notary public

Exhibit "A"
(Legal Description)

Beginning at the North Quarter Corner of Section 25, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running; thence South $0^{\circ}10'55''$ West 2639.88 feet along the quarter section line to the center of said section 25; thence South $0^{\circ}15'55''$ West 1294.09 feet along the quarter section line to the North line of a survey prepared by Robinson, Biehn and Biehn, Inc., Sheet 2 of 2, recorded in the office of the Davis County Surveyor; thence North $58^{\circ}33'38''$ West 728.28 feet along the North line of said survey on file in the Davis County Surveyor's Office; thence North $0^{\circ}10'55''$ East 3555.74 feet to the section line; thence South $89^{\circ}50'56''$ East 622.50 feet along the section line to the point of beginning.

Less the following:

12-110-0142, 0143
Beginning on the South line of a street at a point North $89^{\circ}50'56''$ West 260.00 feet along the Section line and South $0^{\circ}10'55''$ West 33.0 feet from the Northeast corner of the Northwest 1/4 of Section 25 Township 4 North, Range 2 West Salt Lake Meridian and running thence North $89^{\circ}50'56''$ West 200.00 feet along South line of said Street; thence South $0^{\circ}10'55''$ West 300.00 feet; thence South $89^{\circ}50'56''$ East 200.00 feet; thence North $0^{\circ}10'55''$ East 300 feet to the point of beginning.

The following is shown for informational purposes only: Tax Parcel No. 12-110-0212 and 0213.