

SW 25 74N-2W  
N 1/2 310

RECORDING REQUESTED BY AND )  
WHEN RECORDED RETURN TO: )  
The Nature Conservancy )  
Western Resource Office )  
2060 Broadway, Suite 230 )  
Boulder, Colorado 80302 )  
Attention: Western Regional Attorney )

FOR REGULAR TAX NOTICES:  
The Nature Conservancy  
Utah Field Office  
559 East South Temple  
Salt Lake City, Utah 84102  
Attention: Kara DeSano

E 1629385

DEC 14 3 27 25 P 1110  
SHERYL L. WHITE, DAVIS CNTY RECORDER  
2000 DEC 14 3:51 PM FEE 12.00 DEP DAC  
REC'D FOR UNITED TITLE SERVICES OF UTAH

### Quitclaim Deed

**FOR VALUE RECEIVED, THE GRANTOR, THE UNITED STATES OF AMERICA, acting through the Utah Reclamation Mitigation and Conservation Commission,** whose address is 102 West 500 South #315, Salt Lake City, Utah 84101, in pursuance of the Act of June 17, 1902 (32 Stat. 338), and Acts amendatory thereof or supplementary thereto; and pursuant to the provisions of the Reclamation Projects Authorization and Adjustment Act of 1992, (P.L. 102-575), hereby conveys and quit claims to **THE NATURE CONSERVANCY, a District of Columbia non-profit corporation,** THE GRANTEE, all right, title, and interest in and to the following described real estate, situated in the County of Davis, State of Utah:

A parcel of land located in Section thirty-six (36), Township Four (4) North, Range Two (2) West, Salt Lake Base and Meridian, Davis County, Utah, more particularly described as follows:

169564

Beginning at a point located South 89° 51' 16" East 1917.4620 feet and South 0° 10' 55" West 642.8156 feet from the Northwest Corner of said Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 0° 10' 55" East 2435.9356 feet; thence South 58° 36' 00" East 859.5838 feet; thence South 0° 10' 55" West 1347.1442 feet to the North Quarter Corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 89° 46' 35" East 680.7780 feet, more or less, to the Northwest corner of that property conveyed in deed recorded in Book 970 at Page 816 which said point being located South 89° 50' 17" East 3333.34 feet, more or less, from the Northwest corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 0° 10' 35" West 641.8881 feet; thence North 89° 51' 16" West 1415.9402 feet to the point of beginning.

12-110-0034 ✓ 12-117-0018 ✓  
12-110-0032 ✓ 12-117-0017 ✓

SUBJECT TO the following:

1. Said property is included within the boundaries of, and is subject to the following charges and assessments thereof: Weber Basin Water District, North Davis Sewer District, Special Service Area.
2. The following exception may give rise to the necessity to pay a roll-back tax applicable to prior years taxation on the subject property: The right of Davis County to reassess the Tax Assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act dated May 25, 1995, and recorded May 31, 1995, as Entry No. 1181892, in Book 1879, at Page 375 of Official Records of Davis County, Utah.

- 3. The following exception may give rise to the necessity to pay a roll-back tax applicable to prior years taxation on the subject property: The right of Davis County to reassess the Tax Assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act dated May 25, 1995, and recorded May 31, 1995, as Entry No. 1181891, in Book 1879, at Page 374 of Official Records of Davis County, Utah.
- 4. Any adverse claim based upon the assertion that (a) some portion of the land forms the bed or bank of the Great Salt Lake; or lies below the mean high water mark thereof; (b) the boundary of the land has been affected by a change in the course or water level of the Great Salt Lake; (c) the land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.

Dated December 12, 2000.

THE UNITED STATES OF AMERICA,  
Acting through the Utah Reclamation  
Mitigation and Conservation Commission

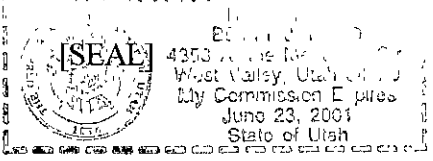
By *Michael Weiland*

Its: EXECUTIVE DIRECTOR

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF                    )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of December, 2000, by Michael Weiland, as Executive Director of The United States of America, acting through the Utah Reclamation Mitigation and Conservation Commission.

In witness whereof I hereunto set my hand and official seal.



*Betty J. Reed*  
Notary Public

My commission expires June 23, 2001.

SW 25 4N 2W 5

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:  
The Nature Conservancy  
Boulder Office  
2060 Broadway, Suite 230  
Boulder, Colorado 80302  
Attention: Regional Attorney  
17674

FOR REGULAR TAX NOTICES:  
The Nature Conservancy  
559 East South Temple  
Salt Lake City, UT 84102

12512506 8 2496 P 1838  
SHERYL L. WHITE, DAVIS COUNTY RECORDER  
1999 MAY 10 4:18 PM FEE 19.00 DEP REC  
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

### Warranty Deed

FOR VALUE RECEIVED, THE GRANTORS, WENDELL H. WISER and BARBARA C. WISER, Trustees under the Wisser Family Loving Trust, dated June 14, 1996, convey and warrant to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Arlington, Virginia 22203-1606, GRANTEE, the following described real estate, situated in the County of Davis, State of Utah:

See Exhibit A attached hereto and incorporated herein by reference.

12-110-0031      12-117-0016  
SUBJECT TO the following:

See Exhibit B attached hereto and incorporated herein by reference.

WITH WARRANTY COVENANTS.

TO HAVE AND TO HOLD the said property, with its appurtenances, unto the Grantee, its heirs and assigns forever.

Grantors covenant and warrant that they are lawfully seized and possessed of the real property aforesaid and have the full right, power and authority to execute this conveyance, and that said real property is free and clear of all liens, claims or encumbrances, except as shown above, and that they will defend the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Dated 10 May, 1999. GRANTOR:

Wisser Family Loving Trust dated June 14, 1996

Wisser Family Loving Trust dated June 14, 1996

By: Wendell H. Wisser, Trustee By: Barbara C. Wisser, Trustee  
Wendell H. Wisser, as Trustee      Barbara C. Wisser, as Trustee

ACKNOWLEDGEMENT PAGE FOLLOWS

STATE OF UTAH )  
 ) ss.  
COUNTY OF Davis )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of May, 1999,  
by WENDELL H. WISER and as Trustee under the Wisser Family Loving Trust dated June 14,  
1996.

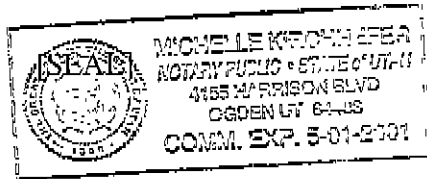


Michelle Kirchner  
Notary Public in and for the State of Utah  
Residing at Dayton, UT

My commission expires on 5/1/01, ~~199~~.

STATE OF UTAH )  
 ) ss.  
COUNTY OF Davis )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of May, 1999,  
by BARBARA C. WISER and as Trustee under the Wisser Family Loving Trust dated June 14,  
1996.



Michelle Kirchner  
Notary Public in and for the State of Utah  
Residing at Dayton, UT

My commission expires on 5/1/01, ~~199~~.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

All of that real property located in the County of Davis, State of Utah, more particularly described as follows:

Parcel 1- Beginning 735.1 feet West along section line and North 1320 feet from the Southeast corner of the Southwest 1/4 of Section 25; Township 4 North, Range 2 West; Salt Lake Meridian; thence North 473.12 feet; thence North 58 36' West 685.26 feet to West line of East 1/2 of Southwest 1/4 of said Section 25; thence South 12.58 chains; thence East 584.9 feet more or less to the point of beginning.

Parcel 2- Beginning at a point located South 89 15'16" East 1332.5620 feet along the North section line from the Northwest corner of Section 36, Township 4 North, Range 2 West, Salt Lake Meridian; thence along the West line of the East 1/2 of the Southwest 1/4 of Section 25; North 0 10'55" East 1517.6630 feet; thence East 584.90 feet; thence South 0 10'55" West 1962.8156 feet; thence North 89 51'16" West 1768.1941 feet; thence North 0 14'50" East 567.8449 feet; thence North 89 51'16" West 50.00 feet; thence North 0 14'50" East 60.00 feet to point on the North line of Section 36, Township 4 North, Range 2 West, Salt Lake Meridian; thence South 89 51'16" East 1232.5620 feet to the point of beginning.

Together with a right of way for ingress and egress more particularly described as follows: Beginning at the Northwest corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian; and running thence South 89 51'16" East 100.00 feet along the North line of said Section 36; thence South 0 14'50" West 60.00 feet; thence North 89 51'16" West 100.00 feet to the West line of said Section 36; thence North 0 14'50" East 60.00 feet to the point of beginning.

**EXHIBIT B**  
**EXCEPTIONS TO TITLE**

1. General property taxes for the year 1999 now a lien, not yet due.
2. Any charge and or assessments that may be levied by the Weber Basin Water, Mosquito Abatement District, North Davis Sewer and Special Service Area.
3. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 18, 1974 as Entry No. 401751 in Book 549 at page 728 of Official Records.
4. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 26, 1974 as Entry No. 402399 in Book 550 at page 647 of Official Records.
5. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 26, 1974 as Entry No. 402400 in Book 550 page 648 of Official Records.
6. Reservations in favor of the Grantor, Jane L. Stromquist, in instrument dated January 25, 1994, reserving unto Grantor fifty percent (50%) of all oil, gas and all other minerals and mineral rights, including the right to access to the property to search for and develop and produce said rights recorded January 26, 1994 as Entry No. 1092723 in Book 1716 at Page 835 of Official Records.
7. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 22, 1994 as Entry No. 1098638 in Book 1726 page 1248 of Official Records.
8. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded October 22, 1997 as Entry No. 1355469 in Book 2191 page 185 of Official Records.

EXHIBIT B

Page 2 of 2

9. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 14, 1997 as Entry No. 1304249 in Book 2095 page 1030 of Official Records.