

E 1562940 B 2590 P 1048  
SHERYL L. WHITE, DAVIS CNTY RECORDER  
1999 DEC 8 3:38 PM FEE 14.00 DEP KN  
REC'D FOR BACKMAN-STEWART TITLE SERVICES

RECORDING REQUESTED BY AND )  
WHEN RECORDED RETURN TO: )  
A. Dennis and Joyce J. Cox )  
2181 West 1000 South )  
Layton, UT 84041 )

11-087-0023, 45<sup>0±</sup>  
NW 31-4N1W

### Special Warranty Deed

FOR VALUE RECEIVED, THE GRANTOR, THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Suite 100, Arlington, Virginia 22203, conveys to A. DENNIS COX and JOYCE J. COX, husband and wife, whose address is 2181 West 1000 South, Layton, Utah 84041, GRANTEE, the following described real estate, situated in the County of Davis, State of Utah:

Please see Exhibit A, attached hereto and by this reference incorporated herein.

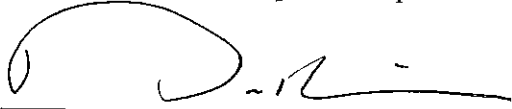
SUBJECT TO real property taxes for years subsequent to 1999, which are liens not yet due and payable, any and all easements, restrictions, and rights-of-way of record, and all prescriptive rights, easements and rights-of-way apparent upon visual inspection of the property and all zoning ordinances

Grantor hereby binds itself and its successors to warrant and defend the title to the real property conveyed herein, and quiet enjoyment thereof, against all acts of the Grantor and no other, subject to the matters set forth above.

Dated 12/3, 1999.

GRANTOR:

THE NATURE CONSERVANCY, a District of Columbia non-profit corporation

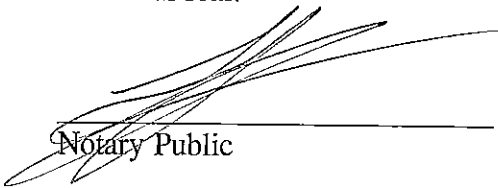
By   
Its Vice-President

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

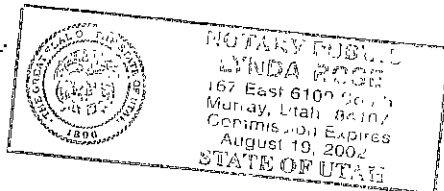
The foregoing instrument was acknowledged before me this 3rd day of December, 1999, by Dave Livermore, as Vice-President of The Nature Conservancy, a District of Columbia non-profit corporation.

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

[SEAL]

  
\_\_\_\_\_  
Notary Public

My commission expires on 8/19/2002



**LEGAL DESCRIPTION**

All that certain real estate situated in Davis County, Utah which is more particularly described as follows:

Beginning at a Davis County brass cap monument at the Northwest corner of Section 31, Township 4 North, Range 1 West, Salt Lake Base and Meridian;

Thence North  $89^{\circ} 57' 40''$  East 46.07 feet along the Section line (Basis of Bearing) to the Northwest corner of the A. Dennis and Joyce J. Cox property;

Thence South  $0^{\circ} 02' 20''$  East 290.40 feet along the West line of said property to the Southwest corner of said property;

Thence South  $89^{\circ} 57' 40''$  West 46.90 feet to the West line of said Section 31;

Thence North  $0^{\circ} 07' 30''$  East 290.40 feet along said West Section line to the point of beginning.

Contains 0.3099 acre.