

NW 5 > 3N-1W
NE 6

E 1759589 B 3058 P 482
SHERYL L. WHITE, DAVIS CNTY RECORDER
2002 JUN 5 2:51 PM FEE 14.00 DEP MEC
REC'D FOR BACKMAN-STEWART TITLE SERVICES

RECORDING REQUESTED BY AND)	FOR REGULAR TAX NOTICES:
WHEN RECORDED RETURN TO:)	The Nature Conservancy
The Nature Conservancy)	Utah Field Office
Western Resource Office)	559 East South Temple
2060 Broadway, Suite 230)	Salt Lake City, Utah 84102
Boulder, Colorado 80302)	Attention: Kara DeSena
Attention: Division Counsel)	

Warranty Deed

FOR VALUE RECEIVED, THE GRANTORS, VERNON W. FLINT and MARILYN T. FLINT, Trustees of the V&M Flint Family Trust dated December 3, 1993, convey and warrant to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Suite 100, Arlington, Virginia 22203, GRANTEE, the following described real estate, situated in the County of Davis, State of Utah:

Beginning at the Northwest Corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

Thence N89°54'36"E 1319.82 feet along the Section Line (Basis of Bearing = S0°28'10"W between the Northwest corner and the West Quarter Corner of said Section 5) to the northeast corner of the northwest quarter of the northwest quarter of said Section 5;

Thence S0°13'24"W 1314.14 feet to the southeast corner of said northwest quarter of the northwest quarter;

Thence N60°57'25"W 1509.22 feet to the west line of said Section 5, said point being S0°28'10"W 579.40 feet from said Northwest Corner of Section 5;

Thence S0°28'10"W 275.42 feet along the Section line (Davis County = S0°27'10"W);

Thence N50°22'29"W 829.36 feet (Deed = N50°W);

Thence N51°26'08"E 522.06 feet (Deed = N51°45'E) to the north line of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

Thence N89°54'12"E 237.60 feet to the point of beginning.

08-013-0006 & 08-013-0007

TOGETHER WITH all mineral rights owned by Grantors; all underground and surface water rights as allotted to or appurtenant to the above-described property for irrigation, stockwatering, or other purposes, whether perfected or in application, all ditches, ditch rights-of-way and ditch rights as heretofore used and enjoyed in connection with the above-described property, that are owned by Grantors; and all other surface and subsurface rights associated with or appurtenant to the above-described property owned by Grantors.

SUBJECT TO THE FOLLOWING:

1. Lien of real property taxes for the year 2002 and subsequent years, not yet due and payable.

10/22/02 (20030311)

2. The right of the Davis County Assessor 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, recorded November 13, 2001 as Entry No. 1703195 in Book 2924, Page 286, of the Official Records of Davis County, Utah.
3. The right of the Davis County Assessor 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, recorded November 13, 2001 as Entry No. 1703196 in Book 2924, Page 287, of the Official Records of Davis County, Utah.
4. The land described herein is located within the boundaries of Weber Basin Water District (771-1677), Central Davis Sewer District (451-2190) and Special Services Area District and is subject to any assessments levied thereby.
5. Reservations of certain mineral interests in instrument recorded October 19, 1889, as Entry No. 4736 in Book K, page 588, of the Official Records of Davis County, Utah.
6. Grant of Easement to The Nature Conservancy for ingress and egress, and the terms and conditions thereof, recorded September 13, 2001, as Entry No. 1688840 in Book 2885, page 714, of the Official records of Davis County, UT.
7. A County road across the Southwesterly portion.

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 6-5, 2002.

*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE FOLLOWS*

GRANTORS:

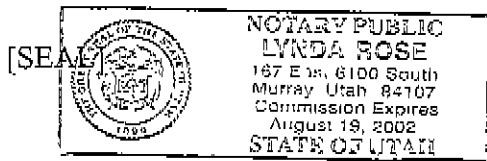
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Vernon W. Flint, Trustee
VERNON W. FLINT, as Trustee, of the V&M
Flint Family Trust dated December 3, 1993

Marilyn T. Flint, Trustee
MARILYN T. FLINT, as Trustee, of the V&M
Flint Family Trust dated December 3, 1993

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 5th day of June,
2002, by VERNON W. FLINT, as Trustee, of the V&M Flint Family Trust dated December 3,
1993.

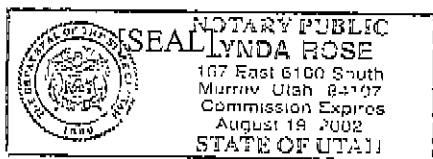


[Signature]
Notary Public in and for the State of Utah
Residing at Murray, UT

My commission expires on 8/19/02

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 5th day of June,
2002, by MARILYN T. FLINT, as Trustee, of the V&M Flint Family Trust dated December 3,
1993.



[Signature]
Notary Public in and for the State of Utah
Residing at Murray, UT

My commission expires on 8/19/02