

**RECORDING REQUESTED BY AND)
WHEN RECORDED RETURN TO:)**

USA – Dept of Interior)
Attn: UC-426)
125 South State Street, Rm. 7423)
Salt Lake City, UT 84138-1147)

E 2285218 B 4316 P 2141-2145
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/2/2007 4:12:00 PM
FEE \$22.00 Pgs: 5
DEP eCASH REC'D FOR BACKMAN TITLE SERVICES

BTS 6-024935
Parcels 12-111-0110, 12-111-0111, 12-111-0113
12-111-0125, 12-111-0114 (part)

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, 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 THE UNITED STATES OF AMERICA, acting through such office of the Bureau of Reclamation as is authorized therefore by the Utah Reclamation Mitigation and Conservation Commission, 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 the following:


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

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.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the 27th day of June, 2007.

GRANTOR:

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

By: 
Title: Vice President

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing Special Warranty Deed was acknowledged and executed before me this 27th day of June, 2007, by Dave Livermore, as Vice President and Utah State Director of The Nature Conservancy, a District of Columbia non-profit corporation.

[SEAL]



Kara M DeSena
Notary Public
Address: Sandy, UT 84092
My commission expires: 12-9-2008

**EXHIBIT A
TO SPECIAL WARRANTY DEED**

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

Beginning at a point S89°53'55"E 386.00 feet along the Section Line (Basis of Bearing) from the Northwest Corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian;

thence N0°14'23"E 638.40 feet parallel with the west line of Section 23 of said Township 4 North, Range 2 West, to the southwesterly line of the Layton Canal;

thence along said southwesterly line of the Layton Canal the following seven courses:

1. S52°43'30"E 594.77 feet to the beginning of a 60.00 foot radius curve, the center of which bears S37°16'30"W;
2. Southeasterly 41.89 feet along said curve to the right through a central angle of 40°00'00" (chord bearing = S32°43'30"E 41.04 feet);
3. S12°43'30"E 73.70 feet to the beginning of a 90.00 foot radius curve, the center of which bears N77°16'30"E;
4. Southeasterly 58.93 feet along said curve to the left through a central angle of 37°31'00" (chord bearing = S31°29'00"E 57.88 feet);
5. S50°14'30"E 113.70 feet to the beginning of a 10.00 foot radius curve, the center of which bears S39°45'30"W;
6. Southeasterly 8.78 feet along said curve to the right through a central angle of 50°18'00" (chord bearing = S25°05'30"E 8.50 feet);
7. S0°03'30"W 43.11 feet to the north line of said Section 26;

thence S89°53'55"E 216.11 feet along said Section Line to a point on the extension of a fence line and the southwesterly line of the old Bluff Road, said point also being 1406.97 feet west of the North Quarter Corner of said Section 26;

thence S52°08'53"E 1050.94 feet along said fence line and southwesterly line of the old Bluff Road to the west line of that certain Quit-Claim Deed recorded as Entry No. 1579820, Book 2624, Page 946 of official records, said point being 574.80 feet west of the North-South Center of Section Line;

thence S0°12'32"W 494.71 feet parallel with said North-South Center of Section Line (Deed = S0°13'08"W) to the southwest corner of said Quit-Claim Deed;

thence S52°23'17"E 723.58 feet along the southwesterly line of said Quit-Claim Deed (Deed = S52°22'41"E) to said North-South Center of Section Line;

thence S0°12'32"W 1058.34 feet along said North-South Center of Section Line to a Davis County brass cap monument at the Center of said Section 26;

thence N89°52'08"W 1986.33 feet along the East-West Center of Section line to a point 660.00 feet S89°52'08"E of a Davis County brass cap monument at the West Quarter Corner of said Section 27;

thence N0°14'44"E 2636.03 feet parallel with the West Line of said Section 26 to said north line of Section 26;

thence N89°53'55"W 274.00 feet to the point of beginning. Contains 101.5978 acres. Less 66 foot wide Gentile Street 0.9353 acre, net acres = 100.6625 acres.

**EXHIBIT B
TO SPECIAL WARRANTY DEED**

1. Easement, and the terms and conditions thereof:

Grantee: North Davis County Sewer District

Recorded: March 12, 1957

Entry No.: 164785

Book/Page: 120/434

Purpose: An easement including all ingress and egress to lay, construct, reconstruct, operate and maintain an underground sewer pipeline or pipelines and appurtenant structures

Area Affected: Center line of easement through Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian.

2. Easement, and the terms and conditions thereof:

Grantee: North Davis County Sewer District

Recorded: October 14, 1957

Entry No.: 170564

Book/Page: 131/204

Purpose: An easement to construct, and thereafter maintain and operate a pipeline

3. Easement, and the terms and conditions thereof

Grantee Layton Canal Irrigation Company

Purpose A perpetual easement, fifteen feet wide for the construction operation, maintenance, repair, and replacement of an open water ditch

Recorded February 19, 1985

Entry No. 694884

Book/Page 1023/655

4. Subject to Reservations:

Disclosed by: Patent

Recorded: October 19, 1889

Entry No. 4736

Book/Page: K/588

The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the described land provided that the Grantor does not reserve the right to use the subject property or extract minerals, or other substance from the subject property above a depth of 500 feet, nor does the Grantor reserve the right to use the surface of the property in connections with the rights reserved herein.