

When Recorded Return To

Byron Yamane
2626 West 700 South
Syracuse, UT 84075

E 2331318 B 4439 P 1896-1897
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/31/2007 4:03:00 PM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR HICKMAN LAND TITLE CO

T-49254

12-034-0054

SPECIAL WARRANTY DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation Sole, Grantor, of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS, against all acts of itself, and none other, or against all claiming by, through or under it to BYRON YAMANE, Grantee, of Davis County, State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following parcel of real property located in Davis County, State of UTAH:

Part of the Southeast quarter of the Southwest quarter of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point on section line said point being located North 89°47'21" West along section line 720.00 feet (record bearing for section line is N 89°47'25"W – basis of bearing is North 00°03'50" East between the West quarter corner and South west corner of said section) from the South quarter corner of said section and running –
thence North 89°47'21" West along said section line 10.00 feet;
thence North 00°12'39" East 183.00 feet;
thence South 89°47'21" East 10.00 feet;
thence South 00°12'39" West 183.00 feet to said section line and the point of Beginning.

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).

RESERVING HOWEVER unto Grantor any water rights, rights to the use of water, and canal, ditch, or irrigation company shares, whether appurtenant to the Property or not in which Grantor may have an interest. Grantor does not intend by this deed to transfer any water rights or rights to the use of water and it is Grantor's intent that this conveyance shall not transfer any water rights or rights to the use of water by implication.

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.

IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its name and affixed its corporate seal, by its Authorized Agent, this 25th day of September, 2007.



CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation Sole

By: Terry F. Rudd
Authorized Agent

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 25th day of September, 2007, personally appeared before me Terry F. Rudd, personally known to me to be the Authorized Agent of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, who acknowledged to me that he signed the foregoing instruments as Authorized Agent for said Corporation, that the seal impressed on the within instrument is the seal of said corporation, and the said Terry F. Rudd acknowledged to me that the said Corporation executed the same.

My commission expires: 9/25/08

Gordon R. Jessee
Notary Public in and for the State of Utah

