

T-43176

12-034-0054

2331324  
BK 4439 PG 1919

E 2331324 B 4439 P 1919-1921  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/31/2007 4:03:00 PM  
FEE \$14.00 Pgs: 3  
DEP eCASH REC'D FOR HICKMAN LAND TITLE CO  
Property #508-4075

**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 City,**  
County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under  
it, and against acts of itself, to **GRANTEE, Elmer Jay Cuthbert and Gloria W. Cuthbert, of, 2572 W.**  
**700 S., Syracuse, State of Utah, 84075, for the sum of Ten and No/100 Dollars (\$10.00) and other good**  
**and valuable consideration, the following parcel of land, situate in the County of Davis, State of Utah, and**  
**more particularly described as follows:**

**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 the Section Line said point being located North 89°47'21"  
West along Section Line 430.00 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  
Southwest corner of said Section) from the South quarter corner of said Section and  
running -  
Thence North 89°47'21" West along said Section Line 200.00 feet;  
Thence North 00°12'39" East 210.00 feet;  
Thence South 89°47'21" East 200.00 feet;  
Thence South 00°12'39" West 210.00 feet to said Section Line and the Point of  
Beginning.**

**The Grantor specifically retains unto itself a 12 foot wide easement for water  
drainage and an unrestricted ingress and egress access easement across the parcel  
described in Exhibit "A" attached hereto and made a part hereof.**

**Subject to easements, rights-of-way, reservations, conditions, restrictions, covenants  
and taxes and assessments of record or enforceable in law or equity.**

**The Grantor specifically reserves, excepts and retains Mineral Rights. For purposes  
of this instrument, "Mineral Rights" include, whether on, in or under the premises,  
all of the following--minerals, whether common or precious; coal; carbons;  
hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in  
solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the**

event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 25<sup>th</sup> day of September, 2007.



**CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**

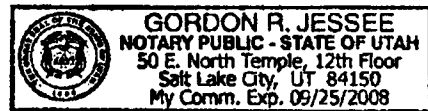
By: Terry F. Rudd  
Authorized Agent

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On this 25<sup>th</sup> day of September, 2007, personally appeared before me Terry F. Rudd, personally known to me to be the Authorized Agent of **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.

Gordon R. Jesse  
Notary Public for the  
State of Utah



**Exhibit "A" (being a retained water drainage easement and a unrestricted ingress and egress access easement in favor of Grantor)**

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 the Section Line said point being located North 89°47'21" West along the Section Line 618.00 feet (record bearing for the Section Line is N 89°47'25" W – basis of bearing is North 00°03'50" East between the West quarter corner and Southwest corner of said Section) from the South quarter corner of said Section and running –

Thence North 89°47'21" West along said Section Line of 12.00 feet;

Thence North 00°12'39" East 210.00 feet;

Thence South 89°47'21" East 12.00 feet;

Thence South 00°12'39" West 210.00 feet to said Section Line and the Point of Beginning.