

n/2 6-3n-1w
S/2 31-4n-1w

2154359
BK 3997 PG 744

RETURNED
MAR 23 2006

E 2154359 B 3997 P 744-748
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/23/2006 02:25 PM
FEE \$0.00 Pgs: 5
DEP RT REC'D FOR BACKMAN TITLE SER
VICES

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
BETTY REED
USA/URMCC
125 S. STATE RM 7423
SALT LAKE CITY, UTAH 84038

) 08-018-0015, 0017
) +0018
) 11-090-0024, 0025

Special Warranty Deed

FOR VALUE RECEIVED IN THE AMOUNT OF ONE MILLION THIRTY SEVEN THOUSAND DOLLARS AND NO/100 (\$1,037,000.00), 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 THE UNITED STATES OF AMERICA, acting through such office of the Bureau of Reclamation as is authorized therefor 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.

EXCEPTING any water rights as allotted to or appurtenant to the above-described property for domestic use, irrigation, stockwatering, or other purposes, whether perfected or in application.

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 16th day of March, 2006.

GRANTOR:

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

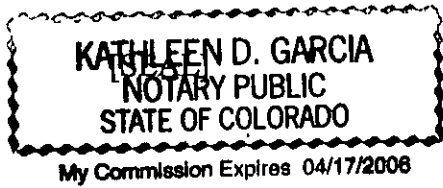
By: Andrew S Hamano
Andrew S. Hamano

Its: Assistant Secretary

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing Special Warranty Deed was acknowledged and executed before me this 10 day of March, 2006, by ANDREW S. HAMANO, as Assistant Secretary of The Nature Conservancy, a District of Columbia non-profit corporation.

GIVEN UNDER my hand official seal this 10 day of March, 2006.



Kathleen Garcia

Notary Public in and for the State of Colorado
2424 Spruce Street, Suite 100
Boulder, CO 80302

My commission expires 4/17/06

Exhibit A

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

PARCEL 1

Beginning at a fence corner, said point being S89°45'37"E 609.80 feet along the Section Line (Basis of Bearing) and S43°25'36"W 170.80 feet from the North Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

thence S75°00'23"E 445.38 feet along a fence to a fence corner;

thence N41°34'08"E 349.73 feet along a fence;

thence S48°25'52"E 510.99 feet;

thence N82°45'38"E 398.63 feet to the center line of a road;

thence S50°07'28"E 256.90 feet along said center line;

thence S48°21'21"E 421.71 feet along said center line;

thence S54°23'54"E 17.66 feet along said center line to the extension of the westerly line of that certain Warranty Deed recorded as Entry No. 1635344, Book 2739, Page 997 of Official Records;

thence S31°48'21"W 698.73 feet along said extension and westerly line (Deed = S31°W) to the South Line of Lot 1, of said Section 6;

thence S31°29'21"W 345.18 feet along said westerly line (Deed = S30°41'W 5.23 chains);

thence S29°53'21"W 1194.78 feet along said westerly line (Deed = S29°05'W) to the northerly line of that certain Auditor's Tax Deed recorded as Entry No. 28600, Book C, Page 62 of Official Records;

thence N71°01'17"W 1292.30 feet along said northerly line (Deeds = N71°21'W) to the north line of that certain Special Warranty Deed recorded as Entry No. 672681, Book 991, Page 34, of Official Records;

thence N59°00'00"W 588.00 feet along said north line (Deed = N59°W);

thence N74°00'00"W 707.09 feet along said north line to a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 344, of Official Records;

thence N39°41'51"E 1594.36 feet along said fence line and boundary line to a fence corner;

thence S41°22'28"E 151.33 feet along said fence line and boundary line to a fence corner;

thence N43°27'17"E 675.56 feet along said fence line and boundary line to the point of beginning.

PARCEL NO. 08-18-0015, 08-018-0017, 08-018-0018

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL 2

Beginning at a point on a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 344, of Official Records, said point being N89°45'41"W 10.65 feet along the Section Line (Basis of Bearing) from the North Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

thence S42°23'16"W 394.24 feet along said fence and boundary line to a fence corner;

thence N33°53'33"W 256.18 feet along said fence and boundary line to a fence corner;

thence S71°38'18"W 20.01 feet along said fence line and boundary line to a fence corner;

thence S45°41'06"W 846.06 feet along said fence line and boundary line to the northerly line of that certain Warranty Deed recorded as Entry No. 1562925, Book 2590, Page 997, of Official Records;

thence N34°57'41"W 314.36 feet along said northerly line (Deed = N35°12'W) to the easterly line of that certain Warranty Deed recorded as Entry No. 1553090, Book 2571, Page 1110, of Official Records;

thence N47°49'10"E 627.56 feet along said easterly line;

thence S89°45'41"E 42.72 feet along said easterly line;

thence N47°35'23"E 1745.14 feet along said easterly line to the center line of a road;

thence S39°47'24"E 368.16 feet along said center line to the extension of said fence line and boundary line;

thence S42°23'16"W 1214.49 feet along said extension and fence line to the point of beginning.

PARCEL NO 1114090-0024-11-090-0025

Exhibit B

1. Lien of property taxes, not yet due and payable to Davis County for the year 2006 and subsequent years.
2. The land described herein is located within the boundaries of Davis County Taxing District No. 88 and is subject to any assessments levied thereby.
3. The land described herein is located within the boundaries of Weber Basin Water District (771-1677) and is subject to any assessments levied thereby.
4. The land described herein is located within the boundaries of Special Service Area District and is subject to any assessments levied thereby.
5. The land described herein is located within the boundaries of Davis County Taxing District No. 77 and is subject to any assessments levied thereby.
6. The land described herein is located within the boundaries of Central Davis Sewer District (451-2190) and is subject to any assessments levied thereby.
7. The land described herein is located within the boundaries of Davis County Taxing District No. 81 and is subject to any assessments levied thereby.
8. The land described herein is located within the boundaries of North Davis Sewer District (825-0712) and is subject to any assessments levied thereby.
9. The terms and conditions of that certain Resolution No. 2003-09 adjusting a common boundary between North Davis County Sewer District and Central Davis County Sewer District recorded October 20, 2004, Entry No. 2025872, Book 3648, Page 425, of the Official records of Davis County, Utah.
10. Subject to a road along the southeasterly boundary of Parcel 2 as disclosed by county records.
11. Subject to a road known as Schick Lane within the Northeasterly boundaries of both Parcels as disclosed by county records.

SE 31 41-1W
nYa 6 31-1W
RETURNED

2179721
BK 4064 PG 637

E, 2179721 B 4064 P 637-640
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/27/2006 12:31 PM
FEE \$0.00 Pgs: 4
DEP RT REC'D FOR BACKMAN TITLE SER
VICES

JUN 27 2006

RECORDING REQUESTED BY AND)
WHEN RECORDED RETURN TO:)
LK-MCC)
125 S. State Rm 7423)
SIC. UT 84038)
BTS 6-45739)

11-090-0023
08-017-0009,0010

Special Warranty Deed

FOR VALUE RECEIVED IN THE AMOUNT OF THREE HUNDRED NINETY SIX THOUSAND DOLLARS AND NO/100 (\$396,000.00), 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 THE UNITED STATES OF AMERICA, acting through such office of the Bureau of Reclamation as is authorized therefor 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.

EXCEPTING any water rights as allotted to or appurtenant to the above-described property for domestic use, irrigation, stockwatering, or other purposes, whether perfected or in application.

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 26th day of June, 2006.

GRANTOR:

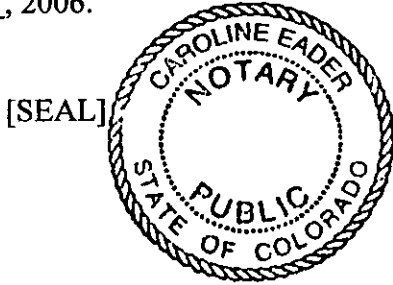
THE NATURE CONSERVANCY, a
District of Columbia non-profit corporation

By: Andrew S. Hamano
Andrew S. Hamano
Its: Assistant Secretary

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing Special Warranty Deed was acknowledged and executed before me this 21st day of June, 2006, by ANDREW S. HAMANO, as Assistant Secretary of The Nature Conservancy, a District of Columbia non-profit corporation.

GIVEN UNDER my hand official seal this 21st day of June, 2006.



Caroline Eader
Notary Public in and for the State of Colorado
2424 Spruce Street, Suite 100
Boulder, CO 80302

My commission expires 4/15/10.

Exhibit A to Special Warranty Deed

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

Beginning at a point on a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 344, of Official Records, said point being N89°45'41"W 10.65 feet along the Section Line (Basis of Bearing) from the North Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

thence S42°23'16"W 394.24 feet along said fence and boundary line to a fence corner;

thence N33°53'33"W 256.18 feet along said fence and boundary line to a fence corner;

thence S71°38'18"W 20.01 feet along said fence line and boundary line to a fence corner;

thence S45°41'06"W 846.06 feet along said fence line and boundary line to the northerly line of that certain Warranty Deed recorded as Entry No. 1562925, Book 2590, Page 997, of Official records;

thence S34°57'41"E 22.86 feet along said northerly line (Deed = S35°12'E) to the easterly line of said Deed;

thence S51°18'11"W 1367.61 feet along said easterly line (Deed = S51°15'W) to the northeasterly line of that certain Special Warranty Deed recorded as Entry No. 672681, Book 991, Page 34, of Official Records;

thence S84°00'00"E 599.26 feet along said northeasterly line (Deed = S84°E);

thence S74°00'00"E 427.86 feet along said northeasterly line (Deed = S74°E) to a fence line and said boundary line;

thence N39°41'51"E 1594.36 feet along said fence line and boundary line to a fence corner;

thence S41°22'28"E 151.33 feet along said fence line and boundary line to a fence corner;

thence N43°27'17"E 675.56 feet along said fence line and boundary line to a fence corner;

thence N43°25'36"E 904.04 feet along said fence line and boundary line and its extension to the center line of a road;

thence N39°47'24"W 477.75 feet along said center line to the extension of a fence line and said boundary line;

thence S42°23'16"W 1214.49 feet along said extension and fence line to the point of beginning.

Parcel No.: 08-017-0009, 08-017-0010, 11-090-0023

NE 6
SE 31
3N-1W
4N-1W

Exhibit B to Special Warranty Deed

1. Lien of property taxes, not yet due and payable to Davis County for the year 2006 and subsequent years.
2. The land described herein is located within the boundaries of Davis County Taxing District No. 77 and is subject to any assessments levied thereby.
3. The land described herein is located within the boundaries of Weber Basin Water District (771-1677) and is subject to any assessments levied thereby.
4. The land described herein is located within the boundaries of Central Davis Sewer District (451-2190) and is subject to any assessments levied thereby.
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