

E 1/2 13, 30-10
NW 13

WARRANTY DEED

STEVEN T. HESS, Surviving Trustee of the FLORENCE B. HESS REVOCABLE TRUST established by agreement dtd 3/28/85, purusant to Paragraph C, Part 2, of said agreement, of _____ County of _____ State of Utah, hereby

CONVEY and WARRANT to A. DONALD WATKINS and LEILA WATKINS, husband and wife, as joint tenants,

grantees

181 North Country Lane of Fruit Heights, UT 84037 County Davis State of Utah

for the sum of TEN and other good and valuable considerations----- DOLLARS

the following described tract of land in

Davis

E 1136191 B 1790 P 733
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1994 AUG 11 4:51 PM FEE 13.00 DEP REC
REC'D FOR SECURITY TITLE COMPANY

State of Utah, to-wit:

Beginning at the center of Section 13, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence South 89°52'45" West 20.00 feet; thence North 0°01'47" East 110.00 feet; thence South 89°52'45" West 644.66 feet; thence North 21°21' West 211.13 feet along the East line of Frontage Road to a point which is North 0°07'15" West 308.22 feet, and South 89°52'45" West 740.81 feet from the center of said Section 13; thence South 89°07'15" East 1325.23 feet; thence South 24°42'50" West 151.15 feet; thence South 11°31'43" West 91.02 feet; thence South 72°28' East 15.99 feet; thence South 28°10'09" West 54.56 feet; thence South 73°16'20" West 31.99 feet; thence North 89°32'27" West 461.09 feet to the point of beginning.

Pt. 08-051-0084 0094

TOGETHER WITH AND SUBJECT TO a perpetual and non-exclusive 20 foot right way described as follows: Beginning at a point South 89°32'27" East 461.09 from the center of Section 13, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence North 73°16'20" East 31.99 feet; thence South 89°24' East 1122.36 feet, more or less, to the East line of a State Road; thence South 33°01'58" East 24.03 feet, more or less, to a point South 44°57'26" East 14.96 feet and South 89°24' East 1155.53 feet from the point of beginning; thence North 89°24' West 1155.53 feet; thence North 44°57'26" West 14.96 feet to the point of beginning.

SUBJECT TO easements, restrictions, reservations and rights of ways of record and to the effect of the 1969 Farmland Assessment Act, the rollback taxes accrued thereunder, which grantee assumes and agrees to make continued application for assessment thereunder. - CONTINUED ON REVERSE SIDE HEREOF -

WITNESS the hand of said grantor, this 10th day of August A. D. 1994.

Signed in the presence of

Steven T. Hess
STEVEN T. HESS, Trustee

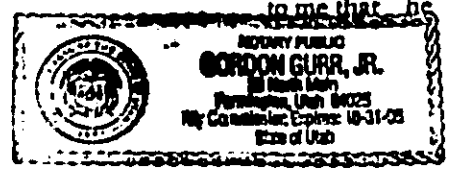
STATE OF UTAH
COUNTY OF DAVIS

{ SS.

On the 10th day of August, A. D. 1994, personally

appeared before me STEVEN T. HESS, Surviving Trustee of the FLORENCE B. HESS REVOCABLE TRUST dated March 28, 1985,

the signer of the within instrument who duly acknowledged to me that he executed the same.



Gordon Gurr, Jr.
Notary Public

EXPOSURE BOARD

Grantor reserves the right to put Storm Drain Water Surface, Flood Water and Excess Irrigation Water in the Adjoining Creek and to place or to allow any and all storm drain water which may result from any future development of property which the grantor is retaining on the East Boundary of the herein described property, and furthermore, the grantees agree that they shall have no right in the future to impede or to protest such flows, including any surface flood waters or excess irrigation water which may flow from said grantor's retained property into said creek. Grantor agrees it will not allow hazardous wastes to flow into the creek, with the exception of agricultural fertilizers or sprays used on grantor's retained and adjoining property.

E 1136191 B 1790 P 734