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Matthew V. Hess, Esq.  
Suite 150 Bank One Tower  
50 West Broadway  
Salt Lake City, Utah 84101-2006

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**SEP 21 2001**

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SHERYL L. WHITE, DAVIS CNTY RECORDER  
2001 SEP 21 4:05 PM FEE 16.00 DEP CY  
REC'D FOR HESS, MATTHEW

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### QUIT-CLAIM DEED

Vince C. Hess and Suzanne L. Hess, grantors, of Farmington, Utah, hereby quit-claim to **Flying U Properties II, LC**, a Utah limited liability company, whose address is 947 North Main Street, Farmington, Utah, 84025, grantee as to an undivided 1/2 interest, and **Pioneer Legacy Properties II, LC**, a Utah limited liability company, whose address is 947 North Main Street, Farmington, Utah, 84025, grantee as to an undivided 1/2 interest, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, all right, title and interest in and to the following described parcels of real property in Farmington, Davis County, Utah, to wit:

#### Parcel # 1

A part of the North half of Section 13, Township 3 North, Range 1 West, Salt Lake Meridian: Beginning at a point which is South 89°32'27" East 461.09 feet from the center of said Section 13, and running thence North 73°16'20" East 31.99 feet; thence North 28°10'09" East 54.56 feet; thence North 72°28' West 15.99 feet; thence North 11°31'43" East 91.02 feet; thence North 24°42'50" East 151.15 feet; thence South 89°07'15" East 849.68 feet to the West line of State Road 106; thence South 33°01'58" East 220.11 feet; thence North 88°37'15" West 143.80 feet; thence South 1°22'45" West 114.90 feet to an existing fence; thence two courses along said fence as follows: North 89°24' West 935.05 feet and North 44°57'26" West 14.96 feet to the point of beginning.

SUBJECT TO a 20 foot right of way and easement to be used in common with the grantors, for installation, replacement, repair and maintenance of an underground pipeline, and for overhead and/or underground power lines as the Grantee shall deem necessary and/or desirable to serve and provide for transmission to and from a well, and for the rights of ingress and egress necessary and convenient for such purposes, being 10.0 feet on each side of and parallel to the following described centerline: Beginning at a point South 89°52'45" West 20.0 feet along the Quarter Section line and North 0°01'47" East 12.18 feet from the center of said Section 13, and running thence South 89°19' East 485.0 feet; thence South 77°12' East 49.98 feet; thence South 89°24' East 1106.15 feet to the Westerly line of State Road 106, with the Northerly and Southerly lines of said 20.0 foot strip being extended or shortened to reach the points of terminus of said easement as herein set forth, as reserved in Warranty Deed recorded April 8, 1992, as Entry No. 966693, in Book 1486, Page 254 of Official Records.

Tax Parcel ID No. 08-052-0164

#### Parcel # 2

Beginning on the East line of the State Highway at a point South 89°52'45" West 652.50 feet and North 28°17' West 372.20 feet and North 21°12' West 43.0 feet from the Southeast Corner of the Northwest Quarter of Section 13, Township 3 North, Range 1 West, S.L.B.&M., and running thence North 21°12' West 278.40 feet, more or less, along the Easterly line of a Highway to the Northwest Corner of Grantors' property; thence along the North line of Grantors' land North

