

Recording Requested by:
First American Title Insurance Company
National Commercial Services
200 East South Temple, Suite 200
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
Suzanne L. Hess
947 North Main Street
Farmington, Utah 84025

E 2330263 B 4437 P 599-600
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/27/2007 11:20:00 AM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-NCS

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-332142-SLC1 (ami)**
A.P.N.: **08-054-0071**

Horton V. Bourne Partnership, Ltd. which was modified June 2, 2003 to Horton V. Bourne, LLC, a Utah limited liability company, Grantor, of **Salt Lake**, **Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Suzanne L. Hess as to an undivided 76% interest ;Pioneer Legacy Properties II LC, a Utah limited liability company as to undivided 24% interest, Grantee, of **Farmington**, **Davis** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

BEGINNING AT A POINT 0.05 CHAINS SOUTH AND SOUTH 88°30' EAST 10.32 CHAINS FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 1°30' WEST 2.88 CHAINS; THENCE SOUTH 88°30' EAST 904.22 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE PROPERTY CONVEYED BY DEED RECORDED IN BOOK 390 AT PAGE 691 OF DEEDS; THENCE SOUTH 25°47' EAST 12.94 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 81°55' EAST 118.40 FEET ALONG THE NORTHERLY LINE OF THE PROPERTY SO CONVEYED TO THE WESTERLY LINE OF A HIGHWAY; THENCE NORTH 26° WEST 205.06 FEET ALONG THE WESTERLY LINE OF SAID HIGHWAY TO A POINT SOUTH 88°30' EAST OF THE POINT OF BEGINNING; THENCE NORTH 88°30' EAST OF THE POINT OF BEGINNING; THENCE NORTH 88°30' WEST 932.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2007** and thereafter.

Witness, the hand(s) of said Grantor(s), this **December 20, 2007** .

