

WHEN RECORDED, MAIL TO:

RANDON W. WILSON, ESQ.

800 Walker Building

Salt Lake City, UT 84111

607273

MAIL TAX NOTICES TO:

c/o RANDON W. WILSON

800 Walker Building  
Salt Lake City, UT 84111

93

Space Above for Recorder's Use

78-26-471-20

### WARRANTY DEED

THE HILL FAMILY PARTNERSHIP-----, grantor

of Layton, County of Davis, State of Utah,

hereby CONVEY and WARRANT to FIRST INTERSTATE BANK OF UTAH, as Trustee of the Jones, Waldo, Holbrook & McDonough Self-Employed Retirement Plan and Trust

Abstracted  
 Indexed  
 Entered

, grantee

of Salt Lake City, County of Salt Lake, State of Utah

for the sum of TEN AND NO/100ths----- DOLLARS,

Platted  
 On Margin  
 Compared

the following described tract of land in Davis County, State of Utah, to-wit:

Beginning on the South line of a road at a point 11.97 chains East and 33.0 feet South of the Northwest corner of the Northeast Quarter of Section 26, Township 4 North, Range 2 West, Salt Lake Meridian, and running thence East 8.03 chains, more or less, along the South line of said road to the East line of the West Half of the Northeast Quarter of said Section 26; thence South 39.5 chains, more or less, along said East line to the South line of said Northeast Quarter; thence West 20 chains, more or less, to the center of said Section 26; thence North 24.68 chains, more or less, along the Quarter Section line to a point 15.32 chains South of the North Quarter corner of said Section; thence South 60°40' East 729.6 feet; thence North 28°30' East 322.6 feet, more or less, to a point 15.94 chains South of the point of beginning; thence North 15.94 chains to the point of beginning.

See Continuation Sheet

75779  
Fec Paid 5.50  
CAROL DEAN PAGE  
Recorder Davis County  
Page 93  
12-111-0027  
JAN 11 1982  
309 P  
Deputy

WITNESS the hand of said grantor, this *eighth* day of January, 19 82  
THE HILL FAMILY PARTNERSHIP

Signed in the presence of

*Verna K. Hill*  
Verna K. Hill  
*L. James Hill*  
L. James Hill  
*Elaine H. Hansen*  
Elaine H. Hansen  
*Ronald W. Hill*  
Ronald W. Hill  
*Donna H. Perkins*  
Donna H. Perkins

STATE OF UTAH,  
County of DAVIS

} ss.

On the *eighth* day of January, 19 82, personally appeared before me Verna K. Hill, L. James Hill, Elaine H. Hansen, Ronald W. Hill and Donna H. Perkins the signers of the above instrument, who duly acknowledged to me that they executed the same, as general partners of The Hill Family Partnership, a Utah general partnership.

*C. Patrick Bates*  
Notary Public.

My commission expires *May 12, 1982* Residing in *Kaysville, Utah*

APPROVED FORM — UTAH SECURITIES COMMISSION

ADDENDUM TO WARRANTY DEED 94

Dated January 11, 1981

By and Between the Hill Family Partnership, as Grantor  
and  
First Interstate Bank of Utah, Trustee, as Grantee

\* \* \*

Reserving to the Grantor a thirty-two(32) foot right of way  
for ingress and egress as follows:

Beginning at a point on the South line of Gentle Street, said point being 790.02 feet South 89°53'55" East along the section line and 33.0 feet South 0°14'45" West from the North quarter corner of Section 26, T4N, R2W, SLB & M, U.S. Survey; running thence South 89°53'55" East 32.00 feet along said South line; thence South 0°14'45" West 1060.17 feet; thence South 28°30' West 361.53 feet; thence North 60°40' West 707.62 feet; thence South 0°13'08" West 1571.67 feet to the South line of the Northeast quarter of said Section 26; running thence North 89°51'40" West 32.00 feet along said South line to the center of said Section 26; thence North 0°13'08" East 1626.16 feet along the West line of said Northeast quarter; thence South 60°40' East 729.60 feet; thence North 28°30' East 321.01 feet; thence North 0°14'45" East 1052.04 feet to the point of beginning. Contains 2.73 acres.

This right of way is for the exclusive use and benefit of the 40 acres of property on the Southwest corner of the aforescribed property and shall terminate at such time as a publicly dedicated street is constructed to said 40 acres, and the Grantee shall have the option to exchange a right of way of equal width for this right of way or any portion thereof. This right of way shall likewise terminate in the event said 40 acres is sold to an adjoining landowner who can provide access.

SUBJECT TO a perpetual easement across the West 50 feet of said property for the construction, operation, maintenance, control and removal of storm drain pipes and a storm drain ditch, as granted to United States of America, by Judgment of Condemnation, recorded December 23, 1943, in Book "G", Page 389 of Decees. The United States of America conveyed said easement to Clearfield City Corporation, by Quit Claim Deed, recorded September 14, 1962, in Book 250, Page 168 of Official Records. Contains 1.85 acres.

*Handwritten initials and signature*

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Also SUBJECT TO a perpetual easement to construct, reconstruct, operate, repair, replace and maintain the pipeline and appurtenant structures, on, over, across and through a strip of land 40 feet wide lying 20 feet on each side and parallel and adjacent to the following described property: Beginning on the West Right of Way line at a point 1248.5 feet South and 2666.5 feet East, more or less, from the Northwest corner of said Section 26 and running thence South 88°42' East 418.4 feet and a perpetual easement to construct, reconstruct, operate, repair, replace and maintain the pipeline and appurtenant structures on, over, across and through a strip of land 20 feet wide lying 10 feet on each side and parallel and adjacent to the following described property: Beginning at a point 1258.0 feet South and 3084.8 feet East, more or less, from the Northwest corner of said Section 26 and running thence South 62°05' East 489.7 feet and Beginning at a point 1487.3 feet South and 3517.5 feet East, more or less, from the Northwest corner of said Section 26 and running thence South 62°05' East 490.0 feet; thence South 65°07' East 29.4 feet, more or less, to the East line of said property, as granted to NORTH DAVIS COUNTY SEWER DISTRICT, by Deed of Easement, recorded March 12, 1957, as Entry No. 164790, in Book 120, Page 449 of Official Records.

Also SUBJECT TO the effect of the 1969 Farmland Assessment Act by reason of that certain annual Application for Assessment and Taxation of Agricultural Land, recorded April 10, 1974, as Entry No. 393639, in Book 537, page 79, of Official Records.

Also SUBJECT TO real property taxes for 1982 and subsequent years.

*JGH*  
*E.H.*