

E 2117647 B 3900 P 695-696
 RICHARD T. MAUGHAN
 DAVIS COUNTY, UTAH RECORDER
 10/27/2005 01:34 PM
 FEE \$12.00 Pgs: 2
 DEP RT REC'D FOR HICKMAN LAND TITL
 E CO Property #508-4075
 T-41936

NE 4-4n-2w

SPECIAL WARRANTY DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS

CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to GRANTEE, **Teton Investment Holding, L.P.**, of, 1010 N Hillfield Rd., Layton, State of Utah, 84041, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situate in the County of Davis, State of Utah, and more particularly described as follows:

A part of the Northeast Quarter of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the existing West right-of-way line of 2000 West Street (State Route 108) said point being 71.82 feet South 0°09'35" West along the Section line and 33.00 feet North 89°50'25" West from the Northeast corner of said Quarter Section; running thence South 0°09'35" West 1232.00 feet along said existing right-of-way line; thence North 89°50'25" West 658.00 feet; thence North 0°09'35" East 1269.53 feet to the existing South right-of-way line of 300 North Street (State Route 107); thence four (4) courses along said right-of-way line as follows: South 89°56'51" East 266.86 feet; South 86°07'58" East 194.65 feet; South 89°56'51" East 171.00 feet and South 44°59'26" East 36.53 feet to the point of beginning.

Tax ID No. 12-033-0051 and part of 12-033-0050

Subject to easements, rights-of-way, reservations, conditions, restrictions, covenants including but not limited to an Agricultural Protection Area as established in that certain instrument entitled "Resolution No. 5-2-2000" dated 2 May 2000, recorded 12 May 2000, as Entry No. 1591597, in Book 2647 at Page 1029, and taxes and assessments of record or enforceable in law or equity.

The Grantor specifically reserves and excepts unto itself all water rights, minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land provided that the Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does the Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

