2117647 BK 3900 PG 695

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
Tr. 41936

ne 4-4n-2w

Δ,

## 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.

**IN WITNESS WHEREOF**, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 14<sup>th</sup> day of October, 2005.



CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

8y: \_\_\_\_

Authorized Agent

STATE OF UTAH ) :ss

COUNTY OF SALT LAKE )

On this 14<sup>th</sup> day of October, 2005, personally appeared before me Dean M. Davies, personally known to me to be the Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.

GORDON R. JESSEE

NOTARY PUBLIC - STATE OF UTAH

50 E. North Temple, 12th Floor
Selt Lake City, UT 84150

Hy Comm. Exp. 09/25/2008

Notary Public for the

State of Utah