

T-46845

2230676  
BK 4186 PG 449

E 2230676 B 4186 P 449-450  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/26/2006 12:41:00 PM  
FEE \$12.00 Pgs: 2  
DEP eCASH REC'D FOR HICKMAN LAND TITLE CO

Property #508-4075

### **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, **MILLCREEK PARTNERS LLC**, a Utah limited liability company, of, 1412 South Legend Hills Drive, Suite 327, Clearfield, State of Utah, 84015, 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 South right-of-way line of 300 North Street (State Route 107) said point being 33.00 feet South 0°09'35" West along the Section line and 691.00 feet North 89°56'51" West from the Northeast corner of said Quarter Section; running thence South 0°09'35" West 1269.53 feet; thence North 89°50'25" West 200.00 feet; thence North 0°09'35" East 1269.15 feet to said existing South right-of-way line; thence South 89°56'51" East 200.00 feet to the point of beginning.**

**Subject to easements, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.**

**The Grantor specifically reserves, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following—minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.**

12-033-0053

**IN WITNESS WHEREOF**, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 19<sup>th</sup> day of December, 2006.



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

By: Wayne G Facer  
Authorized Agent

STATE OF UTAH                     )  
  :SS  
COUNTY OF SALT LAKE        )

On this 19<sup>th</sup> day of December, 2006, personally appeared before me Wayne G. Facer, 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. Jesse  
Notary Public for the  
State of Utah

