

E 2087875 B 3827 P 1190-1191
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/12/2005 04:07 PM
FEE \$12.00 Pgs: 2
DEP RTT REC'D FOR MOUNTAIN VIEW TI
TLE & ESCROW

D58648
WHEN RECORDED MAIL TO
GRANTEE

09-303-0003-Pt

24861 Adams Ave.
Murrieta, CA
92562

WARRANTY DEED

THOMAS D. ROSENBERG INVESTMENT COMPANY, LTD, a Utah limited partnership,

grantor

of Park City, Summit County, Utah

hereby, CONVEY and WARRANT to

DAVID G. DIXON AND CATHY S. DIXON, as joint tenants,

grantee

of California

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Davis County, Utah:

SEE ATTACHED EXHIBIT "B"

Tax I D : Pt of 09-302-0003

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, this ¹¹th day of July, 2005

Signed in the presence of

THOMAS D. ROSENBERG INVESTMENT COMPANY LTD., a Utah limited partnership

By: *Thomas D. Rosenberg*
Thomas D. Rosenberg, General Partner

STATE OF UTAH)

COUNTY OF DAVIS)

On the ¹¹th day of July, 2005, personally appeared before me Thomas D. Rosenberg, who being by me duly sworn, did say that he is the General Partner(s) of Thomas D. Rosenberg Investment Company, LTD, a Utah limited partnership, the Partnership that executed the above and foregoing instrument and that said instrument was signed in behalf of said Partnership by authority of the Articles of said Partnership, and said Thomas D. Rosenberg, each duly acknowledged to me that said Partnership executed the same

[Signature]
NOTARY PUBLIC

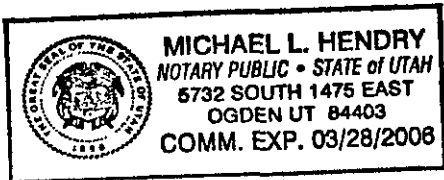


EXHIBIT "B"

A part of Lot 3, Hillside Park Subdivision, Clearfield City, Davis County, Utah and a part of the Northeast Quarter of Section 7, Township 4 North, Range 1 West Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the Westerly right of way line of University Park Boulevard (2000 East Street) which is 1516.60 feet South $0^{\circ}10'10''$ West along the East line of said Northeast Quarter and 21.50 feet North $89^{\circ}49'50''$ West from the Northeast corner of said Section 7, and running thence North $89^{\circ}49'50''$ West 251.45 feet; thence North $36^{\circ}29'27''$ West 456.00 feet to the Lot line common to Lots 3 and 4 of said Hillside Park Subdivision; thence North $53^{\circ}30'33''$ East 453.51 feet along said line common to Lots 3 and 4 to the Westerly right of way line of said University Park Boulevard; thence two (2) courses along said Westerly right of way line as follows: Southeasterly along the arc of a 440.00 foot radius curve to the right a distance of 387.53 feet (Central Angle equals $50^{\circ}27'48''$ and Long Chord bears South $25^{\circ}03'44''$ East 375.13 feet) to a point of tangency and South $0^{\circ}10'10''$ West 297.24 feet to the point of beginning.