

Mail tax notice to

Jackie Edwards Address 413 E 20050 IVINS UT 84738

ENT 78873:2004 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Jul 09 11:06 am FEE 18.00 BY SFS
RECORDED FOR EDWARDS, JACKIE LYNN

WARRANTY DEED

DANA MANSFIELD of Santa Clara, Washington County, State of Utah; JACKIE LYNN EDWARDS of Ivins, Washington County, State of Utah; RYAN EDWARDS of Kearns, Salt Lake County, State of Utah, CLINTON EDWARDS of Pleasant Grove, Utah County, State of Utah, and KIP EDWARDS of Roy, Weber County, State of Utah, Grantors, hereby CONVEY and WARRANT to **JACKIE LYNN EDWARDS**, Grantee, of Ivins, Washington County, State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to wit:

BEGINNING AT POINT ON THE LONG-STANDING NORTH BOUNDARY FENCE LINE OF THE NELLIE B. EDWARDS REVOCABLE TRUST PROPERTY, UTAH, WHICH BEGINNING POINT IS SOUTH 2067.79 FT. AND EAST 1384.48 FT. (BASED UPON THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BEARINGS OF SECTION LINES) FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE SAID LONG-STANDING NORTH BOUNDARY FENCE LINE SOUTH 89°53' 12" EAST 927.50 FT; THENCE CONTINUING ALONG A LONG-STANDING BOUNDARY FENCE LINE SOUTH 12°20' 05" EAST 323.95 FT; THENCE CONTINUING ALONG SAID FENCE LINE SOUTH 41° 51' 22" EAST 197.04 FT; THENCE CONTINUING ALONG SAID FENCE LINE SOUTH 24°22' 25" EAST 122.22 FT. TO THE FENCED NORTH RIGHT-OF-WAY LINE OF THE BOAT HARBOR ROAD; THENCE ALONG SAID ROAD RIGHT-OF-WAY FENCE LINE NORTH 88°34' 57" WEST 147.08 FT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY FENCE LINE SOUTH 88°52' 56" WEST 1004.26 FT; THENCE LEAVING SAID RIGHT-OF-WAY FENCE LINE AND CONTINUING NORTH 2°39' 32" WEST 592.99 FT. TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 13.495 ACRES.

TOGETHER WITH WATER RIGHTS APPURTENANT TO THE ABOVE DESCRIBED PARCEL, INCLUDING RIGHTS TO WATER FROM A WELL LOCATED SOUTH 2197 FT. AND EAST 2335 FT. FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

SUBJECT TO A RIGHT-OF-WAY AND EASEMENT IN FAVOR OF OTHERS FOR ACCESS TO AND FROM THEIR LANDS WHICH LIE TO THE NORTH OF THE EDWARDS LANDS, SAID RIGHT-OF-WAY AND EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH FENCED LINE OF THE ABOVE DESCRIBED PARCEL, WHICH POINT IS SOUTH 2068.01 FT. AND EAST 1491.55 FT. (BASED UPON THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BEARINGS OF SECTION LINES) FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°53' 12" EAST 15.87 FT; THENCE SOUTH 2°49' 24" EAST 570.54 FT; THENCE SOUTH 28°27' 19" EAST 22.34 FT; THENCE SOUTH 88°52' 56" WEST 36.21 FT; THENCE NORTH 22°35' 27" EAST 21.08 FT; THENCE NORTH 2°39' 32" WEST 571.38 FT. TO THE POINT OF BEGINNING.

WITNESS the hands of said Grantors this 9 day of JULY, A.D., 2004.

Jackie Lynn Edwards
Dana Mansfield
[Signature]

[Signature]
[Signature]

ACKNOWLEDGMENTS

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STATE OF UTAH)
(s.s.
COUNTY OF UTAH)

On the 9 day of JULY, A. D., 2004, personally appeared before me DANA MANSFIELD, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

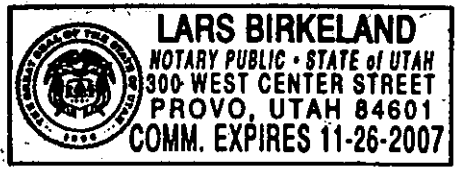
[Signature]

Notary Public

Residing at: PROVO UTAH

My Commission Expires: 11-26-2007

STATE OF UTAH)
(s.s.
COUNTY OF UTAH)



On the 9 day of JULY, A. D., 2004, personally appeared before me JACKIE LYNN EDWARDS, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]

Notary Public

Residing at: PROVO. UTAH

My Commission Expires: 11-26-2007

STATE OF UTAH)
(s.s.
COUNTY OF UTAH)



On the 9 day of JULY, A. D., 2004, personally appeared before me KIP EDWARDS, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]

Notary Public


My Commission Expires: 11-26-2007

Residing at: PROVO UTAH



STATE OF UTAH)
(s.s.
COUNTY OF UTAH)

On the 9 day of JULY, A. D., 2004, personally appeared before me RYAN EDWARDS, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Notary Public

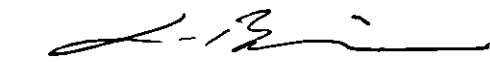
My Commission Expires: 11-26-2007

Residing at:

STATE OF UTAH)
(s.s.
COUNTY OF UTAH)



On the 9 day of JULY, A. D., 2004, personally appeared before me CLINTON EDWARDS, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Notary Public

My Commission Expires: 11-26-2007

Residing at: PROVO UTAH

