

10/1

Mail to: JL + RD Edwards  
413 E. 200 So.  
IVINS, UT. 84738  
M

ENT 149582; 2005 PG 1 of 1  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2005 Dec 28 9:24 am FEE 10.00 BY STL  
RECORDED FOR EDWARDS, JACK L

Mail Tax Notice to:  
Grantee at address below

### WARRANTY DEED

JACKIE LYNN EDWARDS, GRANTORS

Hereby CONVEYS AND WARRANTS TO

JACKIE LYNN EDWARDS and/or R. DIANE EDWARDS, Trustee of the JACKIE LYNN EDWARDS, and R. DIANE EDWARDS Revocable Living Trust dated \_\_\_\_\_, GRANTEE(S)  
of: 413 E. 200 S, IVINS, UTAH, 84738

for the sum of (\$10.00) Ten Dollars 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 NORTH WEST 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 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 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 DESCRIBED PARCEL, INCLUDING RIGHTS TO WATER FROM A WELL LOCATED SOUTH 2197 FT. AND EAST 2335 FT. FROM THE NORTH WEST 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 hand of said Grantors this 23 day of Dec, 2005.

*Jackie Lynn Edwards*  
JACKIE LYNN EDWARDS

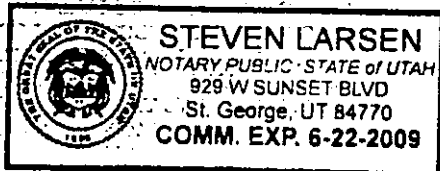
COUNTY OF WASHINGTON )

: ss.

STATE OF UTAH )

On the 23 day of Dec, 2005, personally appeared before me JACKIE LYNN EDWARDS AND R. DIANE EDWARDS, the signors of the within instrument who duly acknowledged before me that they executed the same.

NOTARY PUBLIC  
STATE OF UTAH  
COMM. EXP. 6-22-2009



*Steven Larsen*  
NOTARY PUBLIC  
STATE OF UTAH  
COMM. EXP. 6-22-2009