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SE 5 140 RZW pt 12-040-0021

SPECIAL WARRANTY DEED

E 1343524 B 2168 P 1631 JAMES ASHAUER, DAVIS CHTY RECORDER 1997 AUG 27 4:39 PH FEE 10.00 DEP NT REC'D FOR SECURITY TITLE COMPANY Property #515-0078

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 DONALD SMITH and KATHLEEN SMITH, husband and wife, as joint tenants with full rights of survivorship, GRANTEES, of 3196 West 700 South, Syracuse, County of Davis, State of Utah, 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:

> Beginning at a point which is North 89'53'03" West 1003.15 feet along the Section line and North 6'83'50" East 120.00 feet from the Southeast corner of Section 5, Township 4 North, Range 2 West, Salt Lake Meridian, and running thence North 9'03'50" East 50.00 feet, thence North 89°53'03" West 77.20 feet; thence South 6°04'52" West 50.00 feet; thence South 89°53'03" East 77.21 feet to the point of beginning.

> The Grantor specifically reserves and excepts unto itself all 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 abovedescribed 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.

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

IN WITNESS WHEREOF, the said Grantor has herete subscribed its name and affixed its corporate seal, by its authorized agent, this 21st day of May, 1996.

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

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STATE OF UTAH

COUNTY OF SALT LAKE

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On this 21st day of May, 1996, personally appeared before me Lee M. Gunnerson, 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.



Seffel Sur Notary Public for the State of Utah