

E 1116029 B 1755 P 164
CAROL DEAN PAGE, DAVIS CHTY RECORDER
1994 MAY 4 10:20 AM FEE 12.00 DEP JB
REC'D FOR SECURITY TITLE COMPANY

n/2 10, 30-1W
Property #518-2042-60, 61 & 62
w/2 3'

SPECIAL WARRANTY DEED

SECURITY TITLE CO.
Order No. 78768

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 UTAH STATE UNIVERSITY OF AGRICULTURAL AND APPLIED SCIENCE, GRANTEE, of Logan, County of Cache, 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:

See Exhibit "A" attached hereto and by reference herein made a part hereof.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity. Furthermore, subject to all tenant estates and possible public use for recreation.

Reserving unto grantor a vehicular right-of-way for ingress and egress across the above described parcel for access to all head gates and water systems for grantors operation, maintenance and repair. Also reserving unto grantor an easement for flood waters to rise above 4307 feet in elevation from sea level.

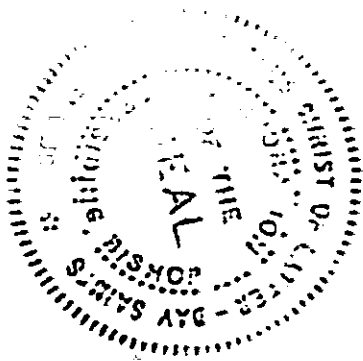
Grantor quit claims to grantee the following described water right without warranties to wit: 30 shares of Class C stock of Haight's Creek Irrigation Company water stock. Together with that certain right in Barton Ponds defined under state permit number 31-2800-A14335. Reserving, however, unto grantor all other water rights including but not limited to all other grantors rights in Barton Ponds.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 24th day of February, 1994.

08-003-0010

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

By: [Signature]
Authorized Agent



STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 24th day of February, 1994, personally appeared before me Ted D. Simmons personally known to me to be the authorized agent for the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, who acknowledged to 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 the said Ted D. Simmons acknowledged to me that the said corporation executed the same.



Terry F. Rudd
Notary Public in and for the State of Utah

All that part of Section 3, Township 3 North, Range 1 West, Salt Lake Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 3; thence South 3.24 feet; thence East 24.62 feet to an existing fence corner marking the West right of way line for 50 West Street and the East boundary of the property described in that certain Warranty Deed, recorded August 18, 1956, Entry No. 159333, in Book 110, at Page 510 of the Official Records of Davis County, said fence corner also being the Point of Beginning for the tract of land to be herein described; Thence South $1^{\circ}51'09''$ West 479.76 feet; thence South $1^{\circ}13'09''$ East along said East boundary 363.64 feet to an existing fence corner; thence South $1^{\circ}13'09''$ East, along an existing fence line 493.01 feet; thence South $3^{\circ}52'57''$ East along an existing fence line 1202.12 feet; thence South $7^{\circ}02'00''$ East along an existing fence line 252.44 feet; thence South $0^{\circ}28'49''$ East along an existing fence line 132.93 feet to the end of said fence line; thence South $0^{\circ}28'49''$ East 420.30 feet to a point on an existing fence line; thence North $69^{\circ}59'38''$ West along said existing fence line 23.43 feet to an existing Utah Department of Transportation Highway right of way marker, said point being on the East boundary of the property described in that certain Final Order of Condemnation, recorded October 10, 1974, Entry No. 403484, in Book 552, at Page 202 of the Official Records of Davis County, and Entry No. 403485, in Book 552, at Page 205 of the Official Records of Davis County, and said point being also on the Eastern boundary of that certain property described in a Quit Claim Deed, recorded October 24, 1975, as Entry No. 421761, in Book 581, at Page 665 of the Official Records of Davis County; thence running along the said East boundary the following described courses and distances: thence North $19^{\circ}33'08''$ West 2570.18 feet; thence North $7^{\circ}08'42''$ West 102.39 feet to an existing Utah Department of Transportation highway right of way marker; thence North $19^{\circ}33'12''$ West 1100.49 feet to an existing Utah Department of Transportation highway right of way marker; thence North $16^{\circ}40'12''$ West 200.28 feet to an existing Utah Department of Transportation highway right of way marker; thence North $19^{\circ}33'33''$ West, 397.18 feet, more or less, to an existing fence line, said point being on the North boundary of the property described in that certain Warranty Deed, recorded May 15, 1974, Entry No. 395506, in Book 540, at Page 90 of the Official Records of Davis County; thence North $88^{\circ}44'22''$ East along an existing fence line and the North boundary of the property so described in said Deed, 915.40 feet; thence South $89^{\circ}25'41''$ East, along said North boundary 451.23 feet to an existing fence corner; thence South $2^{\circ}24'25''$ West along an existing fence line 637.81 feet; thence South $1^{\circ}51'09''$ West along an existing fence line 174.09 feet to the point of beginning.