

QUIT-CLAIM DEED

F. ARNOLD HORTON and KATHLEEN ANN HORTON, husband and wife, and DELL B. WALKER and JO ANN H. WALKER, husband and wife, GRANTORS, of Murray City, Salt Lake County, and Orem City, Utah County, State of Utah, respectively, hereby CONVEY AND WARRANT to DELL B. WALKER and JO ANN H. WALKER, husband and wife, GRANTEES, of Orem City, County of Utah, State of Utah, as joint tenants, with full rights of survivorship, and not as tenants in common, for the sum of ONE DOLLAR and other good and valuable considerations, all of their right, title and interest in and to the following described tract of land in Utah County, State of Utah;

BEGINNING AT A POINT WHICH IS LOCATED AT A CORNER POST ON A LONG-STANDING FENCE AND WHICH IS ALSO LOCATED WEST 239.51 FT. AND SOUTH 1657.11 FT. (BASED UPON THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BEARING OF SECTION LINES, NAD 27) FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG A LONG-STANDING FENCE LINE AND A BOUNDARY AGREEMENT LINE BY THE FOLLOWING 5 (FIVE) COURSES: (1) NORTH 19°46'49" EAST 83.94 FT; (2) THENCE NORTH 17°36'50" EAST 28.03 FT; (3) THENCE NORTH 7°56'41" EAST 44.15 FT; (4) THENCE NORTH 1°12'18" EAST 266.86 FT; (5) THENCE NORTH 3°15'07" EAST 100.86 FT., MORE OR LESS TO THE LONG-STANDING SOUTH BOUNDARY FENCE LINE OF THE ROBINS FAMILY TRUST PROPERTY; THENCE ALONG SAID LONG-STANDING BOUNDARY FENCE LINE SOUTH 89°55'30" EAST 1965.43 FT; THENCE ALONG LONG-STANDING BOUNDARY FENCE LINES BY THE FOLLOWING 3 (THREE) COURSES: (1) SOUTH 2°29'40" EAST 443.65 FT; (2) THENCE SOUTH 85°40'18" EAST 268.06 FT; (3) THENCE SOUTH 5°49'16" WEST 72.18 FT; THENCE LEAVING SAID BOUNDARY LINE AND FOLLOWING A NEW DIVISION LINE BY THE FOLLOWING 6 (SIX) COURSES: (1) THENCE NORTH 81°29'49" WEST 281.42 FT. (2) THENCE NORTH 88°37'35" WEST 77.86 FT; (3) THENCE NORTH 84°36'46" WEST 210.89 FT; (4) THENCE SOUTH 63°21'15" EAST 8.24 FT; (5) THENCE SOUTH 1°42'42" EAST 47.44 FT; (6) THENCE NORTH 89°42'35" WEST 1726.99 FT TO THE POINT OF BEGINNING.

AREA =23.82 ACRES

Together with a one-half interest in a flowing water well (Water Right No. 55-3150) located on the above described parcel of land.

Also subject to any other easements, rights-of-way, etc., of record or apparent by inspection, including, but not necessarily limited to, an easement of unknown width for an existing underground natural gas transmission line as the same is identified upon the ground by gas line marker posts.

(Description continued on Page 2 of this instrument)

Also subject to and together with a 16.5 ft. wide right-of-way in favor of F. Arnold Horton and Kathleen Ann Horton, Dell B. Walker and Jo Ann H. Walker and the Robins Family Trust, the centerline of which right-of-way is described as follows: Beginning at a point on the north line of the Boat Harbor Drive, which beginning point is South 2657.89 ft. and East 1527.73 ft. (based upon the Utah State Plane Coordinate System, Central Zone, bearings of Section lines, NAD 27) from the Northwest Corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence by the following 6 (six) courses: (1) North 2° 44' 31" West 590.54 ft; thence (2) North 1° 42' 42" West 449.79 ft; thence (3) North 25° 39' 28" West 115.84 ft; thence (4) North 24° 35' 11" West 106.09 ft; thence (5) North 7° 30' 11" West 137.22 ft; thence (6) North 3° 15' 15" East 139.51 ft., more or less, to the south property line of the Robins Family Trust property.

WITNESS the hands of said Grantors this ____ day of _____, A.D., _____.

F. Arnold Horton
Kathleen Ann Horton
Dell B Walker
Jo Ann H. Walker

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

On the 11 day of May, A. D., 2005 personally appeared before me F. ARNOLD HORTON and KATHLEEN ANN HORTON, husband and wife, and DELL B. WALKER and JO ANN H. WALKER, husband and wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Leanne W. Searle
Notary Public

My Commission Expires:

Residing at :

