

Recorded at Request of 298 W.L. Little FEB - 7 1979  
 at 277 M. Fee Paid 12.50 CAROL DEAN PAGE, DAVIS COUNTY RECORDER  
 Dep. Book 227 Page 222 Ref. 01-123-27-110

### WARRANTY DEED

SECURITY TITLE COMPANY, FARMINGTON, UTAH, TRUSTEE; VAUGHN A. FOWLER and ANN G. FOWLER, his wife; LEWIS V. NORD and JOANN T. NORD, his wife; DON L. CHRISTENSEN and MARVA CHRISTENSEN, his wife, grantors, of \_\_\_\_\_, County of \_\_\_\_\_, State of Utah, hereby

CONVEY and WARRANT to \_\_\_\_\_, Utah POWER & LIGHT COMPANY, a corporation,

of \_\_\_\_\_ Salt Lake City, \_\_\_\_\_ County of \_\_\_\_\_ Salt Lake \_\_\_\_\_, State of Utah, for the sum of TEN DOLLARS and other good and valuable considerations, the following described tract of land in \_\_\_\_\_ Davis \_\_\_\_\_ County, State of Utah:

Said tract of land situate in the E 1/2 of the NE 1/4 of Section 23, Township 2 North, Range 1 West, Salt Lake Meridian, described as follows:

Beginning at the East boundary line of the Grantor's land at a point 839.17 feet South and 2369.24 feet East, from the Northwest corner of Section 23, T. 2 N., R. 1 W., S.L.M., and running thence S. 88°05' W. 1838.18 feet to the center line of a street; thence East 352.04 feet along the center of said street, thence North 23°09' E. 970.95 feet to the East boundary line of said Grantor's land; thence N. 66°45' W. 570.98 feet to the point of beginning; containing 9.273 acres.

Subject to easements, reservations, restrictions, and agreements of record.

Together with and Subject to the Covenants and Reservations contained in Exhibit A, attached hereto and by reference made a part hereof.

Abstracted  Indexed  Entered  
 On 1/27/79  Compared  
 WITNESS, the hands of said grantors, this \_\_\_\_\_ day of February, A. D. 1979

SECURITY TITLE CO.,  
 FARMINGTON, UTAH, TRUSTEE  
 BY: \_\_\_\_\_  
 GORDON GURR, OWNER & SOLE PROPRIETOR

*Joann T. Nord*  
 \_\_\_\_\_  
*Ann G. Fowler*  
 \_\_\_\_\_  
*Marva Christensen*  
 \_\_\_\_\_  
*Vaughn A. Fowler*  
 \_\_\_\_\_

STATE OF UTAH,  
 County of DAVIS, ss.

On the 5th day of February, A. D. 1979, personally appeared before me LEWIS V. NORD, JOANN T. NORD, VAUGHN A. FOWLER, ANN G. FOWLER, DON L. CHRISTENSEN, MARVA CHRISTENSEN, & GORDON GURR, Owner & Sole Proprietor of Security Title Co., Trustee, the signers of the within instrument, who duly acknowledged to me that they executed the



*Ken Gure*  
 \_\_\_\_\_  
 Notary Public,  
 Residing in Bountiful, Utah

EXHIBIT A

COVENANTS

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Utah Power & Light Company covenants, upon request of the Grantors, their heirs, successors or assigns, to convey to such agencies, corporations, municipalities, or persons, as grantors, their heirs, successors or assigns may direct, such easements and rights of way across, under and over that portion of real property described as:

Said tract of land situate in the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 23, Township 2 North, Range 1 West, Salt Lake Meridian, described as follows:

Beginning at the east boundary line of the Grantors' land at a point 839.17 feet south and 2368.24 feet east, from the northwest corner of Section 23, T. 2 N., R. 1 W., S.L.M., and running thence S. 28°08'W. 1626.16 feet to the center line of a street, thence East 352.04 feet along the center of said street, thence N. 28°08'E. 979.35 feet to the east boundary line of said Grantors' land, thence N. 4°45'W. 570.98 feet to the point of beginning, containing 9.273 acres.

as are necessary for the construction, use and maintenance of a private or public road including the installation, use and maintenance of various surface and underground utilities and other attendant improvements, such as gas, water, sewer, storm drains, telephone, etc., as long as said improvements do not interfere with Utah Power & Light Company's use of the real property and as long as Grantor pays for any and all assessments made on said improvements and for any and all curb or guttering required.

RESERVATIONS

Grantors hereby reserve such easements and rights of way over, under and through the property described in the Warranty Deed to which this Exhibit is attached and incorporated, as are necessary for Grantors, their heirs, successors or assigns, to establish, use and maintain thoroughfares or roads necessary to accommodate their present and future use and enjoyment of the property to the east and west of the property conveyed by the Deed attached hereto, provided however, that no such use by Grantors will interfere with Grantee's use of said property.

Dated this 14th day of September, 1978.

GRANTORS -

- GRANTEEES -

Vaughn A. Fowler

UTAH POWER & LIGHT COMPANY

Vice President

W. G. Fowler, His Atty

Secretary