

# WARRANTY DEED

ENT 72950:2009 PG 1 of 8  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2009 Jul 02 9:49 am FEE 26.00 BY CS  
RECORDED FOR PROVO LAND TITLE COMPANY

**Cloward Investment Company**

GRANTOR(S) for and in *consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration* in hand paid by

**Burke J. Cloward and Dorothy D. Cloward Trustees of the Burke and Dorothy Cloward Family Trust dated April 16th, 2007 and Elk Ridge City,**

GRANTEE(S), of **670 North Cloward Way, Elkridge, Utah 84651**

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in UTAH County, Utah:

See Attached Exhibit "A"

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Tax Serial No.

WITNESS our hands on this 18th day of April, 2007 .

Burke J. Cloward  
Cloward Investment Company by  
Burke J. Cloward Limited Partner

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COURTESY RECORDING**

**This document is being recorded solely as a courtesy and as an accommodation only to the parties named therein. Provo Land Title Co. hereby expressly disclaims any responsibility or liability for the accuracy thereof.**



## ATTACHED EXHIBIT A

Commencing 15 chains South of the Northeast corner of the Section 36, Township 7 South, Range 2 East of the Salt Lake Base and Meridian; thence West 2.54 chains; thence South 10.35 chains; thence East 2.54 chains; thence North 10.35 chains to the point of beginning. Area approximately 2.63 acres. Together with 2.5 shares of the capital stock of the Springville Irrigation Company.

Also Commencing 14.90 chains North of the Southwest corner of the Northwest quarter of Section 31, Township 7 South, Range 3 East of the Salt Lake Base and Meridian; thence North 10 chains; thence South  $88\frac{3}{4}^{\circ}$  East 13.46 chains; thence South  $20^{\circ}$  West 10 chains; thence North  $88\frac{3}{4}^{\circ}$  West 13.34 chains to the point of beginning. Area approximately 13.41 acres. Together with 13.50 shares of the capital stock of the Springville Irrigation Company.

Together with all water and water rights appurtenant or in any way appurtenant to the tracts of land described above, and together with any and all improvements which may be situated thereon.

Tax Serial Nos. 21-96-15 and 23-28-3

Commencing at a point in a fence line on the North side of 3600 South Street, Utah County, Utah, which point is North 301.98 feet and East 1566.98 feet (based on the Utah Coordinate System) from the West Quarter corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North  $89^{\circ}16'01''$  West along said fence line 692.53 feet to a fence line; thence North  $1^{\circ}10'49''$  East along said fence line 1343.72 feet to a fence line; thence South  $89^{\circ}13'29''$  East 701.46 feet to a fence line; thence South  $1^{\circ}33'41''$  West along said fence line 1343.29 feet to the point of beginning.

Tax Serial No. 23-28-4

Beginning at a point on a fence line, which point is North 1659.57 feet and East 136.07 feet (based upon the Utah State Coordinate System) from the East quarter corner of section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North  $0^{\circ} 10' 09''$  West 681.15 feet to a fence line; thence North  $89^{\circ} 18' 48''$  East along a fence line 445.60 feet; thence South  $0^{\circ} 10' 09''$  East 689.57 feet to a fence line; thence North  $89^{\circ} 36' 12''$  West along a fence line 445.60 feet to the point of beginning.

Subject to a 30.00 foot wide right-of-way in common with others across the southerly 30 feet of the above described property.

Subject to reservations, restrictions, covenants, easements and rights of way of record, visible by inspection or otherwise.

Together with all water and water rights appurtenant thereto.

Tax ID 23-28-37

Beginning at a fence corner, which point is North 2694.61 feet and East 899.18 feet (based on the Utah State Coordinate System) from the West Quarter corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along a fence line South 89°17'53" East 225.7 feet; thence South 1°33'41" West 1040.88 feet to a fence line; thence along a fence line North 89°13'29" West 210.04 feet to a fence line corner; thence North 0°47'50" West 695.61 feet to a fence corner; thence along a fence line North 1°06'05" East 344.86 feet to the point of beginning. (Known as Parcel No. 10)

ALSO: Beginning at a point on a fence corner, which point is North 2349.81 feet and East 892.55 feet (based on the Utah State Coordinate System) from the West Quarter corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 0°47'50" East 695.61 feet to a fence corner; thence North 89°36'12" West along a fence line 320.57 feet; thence North 0°10'09" West 689.57 feet to a fence line; thence North 89°18'48" East along a fence line 312.94 feet to the point of beginning. (Known as Parcel No. 11)

Tax ID 23-28-39 , 23-28-38

Commencing 20.175 chains South and 2.54 chains West from the Northeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 5.175 chains; thence West 17.46 chains; thence North 5.175 chains; thence East 17.46 chains to point of beginning.

Tax ID 21-96-16

Commencing South 15 chains and West 2.54 chains from the Northeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence West 1152.36 feet; thence South 341.55 feet; thence East 1152.36 feet; thence North 341.55 feet to the place of beginning.

Subject to easements for electric transmission and telephone circuits.

Together with 5 shares of Springville Irrigation Co. water and 13 shares of Wood Spring Irrigation Co. water.

Tax ID 21-96-5