

WARRANTY DEED

764-1-27-12

LILLIAN J. McQUISTON, also known as LILLIAN R. McQUISTON, a widow, grantor, of Centerville, County of Davis, State of Utah, hereby CONVEYS and WARRANTS to G. KAY, INC., a Utah Corporation, grantee for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Davis County, State of Utah:



BEGINNING at the North East Corner of Section 6, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running S0° 29' West along the Section line 409.30 feet (Based on Actual Measurement of 2690.90 feet from the Northeast Corner to the East Quarter Corner of said Section 6); thence S89° 38' 40" West 1289.82 feet; thence N4° 01' West 410.10 feet to the North line of said Section 6; thence along the North line of said Section 6, N 89° 38' 40" East 1322.00 feet to the point of



BEGINNING. POSENER with a right of way for street purposes along the North 25 feet of grantor's remaining tract adjoining above tract. Together with a right of way for street purposes to enable grantee to reach the above described tract from the highway.* The area specified as right of way for street purposes may be dedicated by either party as a public street and may be jointly used by both parties until dedicated. Parties hereto agree to share any development cost on said street rights of way in proportion to the frontage of lots upon said right of way improved by such development, but grantee shall not be obligated to pay for any development not adjoining said 410.10 x 1322.00 foot tract. If either party hereto develops its land before the other, the other party will pay its share of costs of road improvements before frontage is used or sold for residential purposes. Grantee shall receive a proportionate share of appurtenant water and any easements necessary to convey said water to grantee's tract. *to be located on grantor's remaining tract to extent that Jennings Lane is not sufficient to provide 50 foot street from highway to grantee's tract. Grantee takes subject to the following existing easements:

a. An easement 4 feet wide for pipeline, recorded February 6, 1914 in Book C at Page 423 in the official records of the County Clerk in and for Davis County, Utah.

b. An easement for an open ditch west of the above described pipeline easement, running in a north-south direction across the above described tract.



Grantee further takes subject to a right of way for street purposes along the south 25 feet of the above described tract.

WITNESS, the hand of said grantor this 29th day of March, 1966.

WITNESS *Emil T. Eldredge*

Lillian J. McQuiston
LILLIAN J. McQUISTON also known as
LILLIAN R. McQUISTON

STATE OF UTAH)
COUNTY OF DAVIS) ss.



On the 29th day of March, 1966 personally appeared before me LILLIAN J. McQUISTON, also known as LILLIAN R. McQUISTON, the signer of the within instrument, who duly acknowledged to me that she executed the same.

My Commission Expires:
Feb. 18, 1967



Emil T. Eldredge
NOTARY PUBLIC
Residing at: Bountiful, Utah