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**Recording Requested By:**  
Legacy Design Strategies  
13750 Millard Avenue, Suite 200  
Omaha, NE 68137  
Phone: (402) 505-5400

**After Recording Mail To:**  
Legacy Design Strategies  
13750 Millard Avenue, Suite 200  
Omaha, NE 68137  
Phone: (402) 505-5400

**Mail Tax Statements To:**  
David E. and Loretta A. Smith  
2515 South 152<sup>nd</sup> Circle  
Omaha, NE 68144

E

ENT 33420:2009 PG 1 of 4  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2009 Mar 31 9:27 am FEE 18.00 BY ED  
RECORDED FOR LEGACY DESIGN STRATEGIES

**Serial Nos.:** 14:037:0116; 14:037:0117  
14:037:0120; 14:037:0078

**WARRANTY DEED**  
TITLE OF DOCUMENT

**David E. Smith and Loretta Alice Smith, husband and wife, as joint tenants, GRANTOR.**

Whose current mailing address is 2515 South 152<sup>nd</sup> Circle, Omaha, Nebraska 68144.

HEREBY convey and warrant to:

**David E. Smith and Loretta A. Smith, Trustees, or their successors in trust, under the Dave Evans Smith Living Trust, dated April 13, 2004, GRANTEE,**

Whose current mailing address is 2515 South 152<sup>nd</sup> Circle, Omaha, Nebraska 68144.

For the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration n hand paid, the receipt of which is hereby acknowledged, the following described tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prior Recorded Doc. Re.: Quitclaim Deed: Recorded: December 24, 1996; BK 4154, PG 230, Entry No. 103453.

SUBJECT TO ANY Restrictions, Conditions, Covenants, Right, Rights of Way, and Easements now of record.

When the context requires, singular nouns and pronouns, include the plural.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PAGE 1 OF 2**

THE FOLLOWING DESCRIBED TRACTS OF LAND SOUTH OF GROVE CREEK IN UTAH COUNTY, STATE OF UTAH:

**SMITH PROPERTY C:**

BEGINNING AT A POINT IN THE CENTER OF GROVE CREEK, SAID POINT BEING EAST 2405.10 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AND RUNNING THENCE EAST 234.91 FEET; THENCE SOUTH 2670.96 FEET; THENCE WEST 556.52 FEET TO THE EAST LINE OF THE SALT LAKE AQUEDUCT PROPERTY AS DEEDED TO THE UNITED STATES OF AMERICA AND DESCRIBED IN WARRANTY DEED IN BOOK 545, PAGES 131 - 148, UTAH COUNTY RECORDER'S OFFICE; THENCE NORTHWESTERLY ALONG THE ARC OF A 250.0 FOOT RADIUS CURVE TO THE LEFT 44.68 FEET (CHORD BEARS NORTH 35° 25' 18" WEST 44.62 FEET) ALONG SAID EAST LINE; THENCE NORTH 40° 32' 30" WEST 876.80 FEET ALONG SAID EAST LINE; THENCE NORTHWESTERLY ALONG THE ARC OF A 150.0 FOOT RADIUS CURVE TO THE RIGHT 19.24 FEET (CHORD BEARS NORTH 36° 52' 04" WEST 19.23 FEET) ALONG SAID EAST LINE; THENCE NORTH 33° 11' 30" WEST 773.13 FEET ALONG SAID EAST LINE TO THE CENTER OF SAID GROVE CREEK; THENCE NORTH 53° 41' 31" EAST 138.89 FEET ALONG SAID CREEK; THENCE NORTH 55° 42' 47" EAST 159.76 FEET ALONG SAID CREEK; THENCE NORTH 51° 31' 43" EAST 199.93 FEET ALONG SAID CREEK; THENCE NORTH 25° 31' 46" EAST 71.28 FEET ALONG SAID CREEK; THENCE NORTH 41° 09' 18" EAST 87.83 FEET ALONG SAID CREEK; THENCE NORTH 76° 22' 39" EAST 73.14 FEET ALONG SAID CREEK; THENCE NORTH 35° 33' 12" EAST 82.45 FEET ALONG SAID CREEK; THENCE NORTH 25° 21' 36" EAST 94.31 FEET ALONG SAID CREEK; THENCE NORTH 60° 26' 54" EAST 56.97 FEET ALONG SAID CREEK; THENCE NORTH 29° 01' 10" EAST 77.74 FEET ALONG SAID CREEK; THENCE NORTH 58° 35' 32" EAST 57.46 FEET ALONG SAID CREEK; THENCE NORTH 35° 31' 17" EAST 70.53 FEET ALONG SAID CREEK; THENCE NORTH 20° 19' 16" EAST 67.14 FEET ALONG SAID CREEK; THENCE NORTH 67° 21' 44" EAST 78.00 FEET ALONG SAID CREEK; THENCE NORTH 65° 59' 47" EAST 194.79 FEET ALONG SAID CREEK; THENCE NORTH 39° 33' 35" EAST 149.16 FEET ALONG SAID CREEK; THENCE NORTH 45° 00' EAST 155.56 FEET ALONG SAID CREEK; THENCE NORTH 20° 33' 22" EAST 137.43 FEET ALONG SAID CREEK TO THE POINT OF BEGINNING.

PARCEL CONTAINS 60.22 ACRES MORE OR LESS.

BASIS OF BEARINGS: UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

SERIAL NOS.: 14:037:0116; 14:037:0117

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PAGE 2 OF 2**

**SMITH PROPERTY D:**

BEGINNING AT A POINT ON THE BOUNDARY OF CRYSTAL VIEW ESTATES SUBDIVISION, PHASE 1 PLAT A ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF WITH THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 0° 10' 12" WEST 603.83 FEET ALONG THE SECTION LINE AND EAST 471.60 FEET FROM THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AND RUNNING THENCE NORTH 40° 04' 06" EAST 716.63 FEET TO THE CENTER OF A SPILLWAY; THENCE NORTH 24° 27' 42" EAST 105.77 FEET TO THE WEST LINE OF THE SALT LAKE AQUEDUCT AS DEEDED TO THE UNITED STATES OF AMERICA AND DESCRIBED IN A WARRANTY DEED IN BOOK 545, PAGE 131 - 148, UTAH COUNTY RECORDER'S OFFICE; THENCE SOUTH 33° 11' 30" EAST 700.06 FEET ALONG SAID WEST LINE; THENCE SOUTH 60° 07' 38" WEST 232.95 FEET TO SAID BOUNDARY OF CRYSTAL VIEW ESTATES; THENCE SOUTH 60° 07' 38" WEST 26.43 FEET ALONG SAID BOUNDARY; THENCE SOUTH 63° 38' 55" WEST 138.86 FEET ALONG SAID BOUNDARY; THENCE SOUTH 66° 46' 12" WEST 77.86 FEET ALONG SAID BOUNDARY; THENCE SOUTH 82° 09' 01" WEST 58.41 FEET ALONG SAID BOUNDARY; THENCE NORTH 79° 39' 46" WEST 62.51 FEET ALONG SAID BOUNDARY; THENCE NORTH 67° 44' 51" WEST 52.88 FEET ALONG SAID BOUNDARY; THENCE NORTH 60° 33' 39" WEST 161.69 FEET ALONG SAID BOUNDARY; THENCE NORTH 86° 46' 39" WEST 104.09 FEET ALONG SAID BOUNDARY; THENCE NORTH 45° 09' 45" WEST 76.72 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 8.27 ACRES MORE OR LESS.

BASIS OF BEARINGS: UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

LESS AND EXCEPTING THE PROPERTY DEEDED TO THE NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT IN BOOK 966, PAGE 496, UTAH COUNTY RECORDER'S OFFICE.

SERIAL NO.: 14:037:0120

**SMITH PROPERTY E:**

BEGINNING AT A POINT WHICH IS NORTH 0° 10' 12" WEST 4.69 FEET ALONG THE SECTION LINE AND EAST 1683.92 FEET FROM THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AND RUNNING THENCE NORTH 5° 37' 51" EAST 244.80 FEET TO THE WEST LINE OF THE SALT LAKE AQUEDUCT PROPERTY AS DEEDED TO THE UNITED STATE OF AMERICA AND DESCRIBED IN A WARRANTY DEED IN BOOK 545, PAGE 131 - 148, UTAH COUNTY RECORDER; THENCE SOUTH 40° 32' 30" EAST 320.57 FEET ALONG SAID WEST LINE; THENCE WEST 232.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.65 ACRES MORE OR LESS.

BASIS OF BEARINGS: UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

SERIAL NO.: 14:037:0078