

458

520558

WARRANTY DEED

28-4  
78-9 X 471-120

For Value Received

LARRY WADE BAKER and EDITH RADEAN H. BAKER, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

DALE T. SMEDLEY and HELEN B. SMEDLEY, his wife, as joint tenants,

Hereinafter called the Grantee, the following described premises situated in Davis County, Utah, to-wit:

PARCEL 1: Beginning at a point North 0°08'30" East 1266.57 feet and North 89°34'30" West 1368.86 feet from the Southeast corner of Section 4, Township 4 North, Range 1 West, Salt Lake Meridian, in the City of Layton, and running thence South 89°01'50" West 108.05 feet; thence South 0°36'02" East 206.17 feet; thence North 89°43'07" East 105.36 feet; thence North 0°08'30" East 207.47 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING RIGHT OF WAY: A right of way 30.0 feet wide, 15.0 feet on each side of the following center line: Beginning at the Northeast corner of said property, and running thence South 0°08'30" West 685.57 feet.

ALSO: A right of way on the following: Beginning at a point North 0°08'30" East 1266.57 feet and North 89°34'30" West 1368.86 feet parallel to the South Section line from the Southeast corner of said Section 4, and running thence South 0°08'30" West 20.0 feet; thence South 89°34'30" East 98.0 feet; thence South 0°08'30" West 308.57 feet; thence North 89°34'30" West 98.0 feet; thence South 0°08'30" West 30.0 feet; thence South 89°34'30" East 98.0 feet; thence South 0°08'30" West 302.0 feet; thence North 89°34'30" West 98.0 feet; thence South 0°08'30" West 25.0 feet; thence South 89°34'30" East 98.0 feet; thence South 0°08'30" West 707.2 feet, more or less, to the North line of a Highway; thence South 79°58' East 50.78 feet along said Highway; thence North 0°08'30" East 1448.6 feet, more or less, to the North line of the South Half of the Southeast Quarter of said Section 4; thence North 89°34'30" West 50.0 feet along said line; thence South 0°08'30" West 47 feet,

(Continued on reverse side)

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are subject to all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: December 29, 1978

*Larry Wade Baker*  
Larry Wade Baker  
*Edith Radean H. Baker*  
Edith Radean H. Baker

Recorded at notarial of SECURITY TITLE COMPANY, Ord. or No. 70287, Fee Paid 7.00  
Date JAN 17 1979 at 2 P.M. CAROL DEAN PAGE Recorder Davis County  
Book 747 Page 458

Abstracted   
Indexed   
Entered

STATE OF IDAHO, COUNTY OF Cassia. ss.  
On this 29th day of December, 1978,  
before me, a notary public in and for said State, personally appeared  
-----EDITH RADEAN H. BAKER-----  
known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.  
Notary Public  
Residing at Burlingame, Idaho.

UTAH  
STATE OF IDAHO, COUNTY OF DAVIS  
On this 8th day of January, 1979  
before me, a notary public in and for said State, personally appeared  
-----LARRY WADE BAKER-----  
known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.  
Notary Public  
Residing at Layton, Idaho.

Instrument No.

more or less, to a point South 89°34'30" East of beginning; thence North 89°34'30" West 98.0 feet to the point of beginning.

PARCEL 2: Beginning at a point 1220.86 feet North 89°34'30" West along the Section line and 596.0 feet North 0°08'30" East parallel to the East line of Section 4, from the South-east corner of Section 4, Township 4 North, Range 1 West, Salt Lake Meridian, in the City of Layton, and running thence North 0°08'30" East 327.0 feet; thence North 89°34'30" West 148.0 feet; thence South 0°08'30" West 327.0 feet; thence South 89°34'30" East 148.0 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING:

4 and 7. Beginning at the Northeast corner of said property and running thence North 89°34'30" West 50.0 feet; thence South 0°08'30" West 1050.0 feet, more or less, to the North line of a Highway; thence South 79°58' East 50.78 feet along said Highway; thence North 0°08'30" East 1058.5 feet, more or less, along a line 1220.86 feet West of the East line of said Section 4, to the point of beginning.