



"W2529839"

E# 2529839 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
07-JUN-11 852 AM FEE \$14.00 DEP NHP
REC FOR: CAMERON N. JACOBS

When Recorded, Mail To:

Cameron N. Jacobson, Esq
Law office of Cameron N. Jacobson, PLLC
2825 E. Cottonwood Parkway, Suite 500
Salt Lake City, Utah 84121

Mail Tax Notices To:


Don N. Stokes, Trustee
3575 South Midland Drive
West Haven, Utah 84067

WARRANTY DEED

DON N. STOKES, grantor, of West Haven, Weber County, State of Utah, hereby conveys and warrants an undivided interest to DON STOKES, TRUSTEE OR HIS SUCCESSOR TRUSTEES, OF THE DON AND LINDA STOKES JOINT LIVING TRUST, DATED 2 JUNE 2005, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following-described tract of land in Weber County, State of Utah:

See EXHIBIT A attached hereto for the legal description

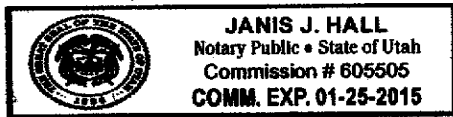
WITNESS the hand of said grantor, this 16 day of Feb. 2011.

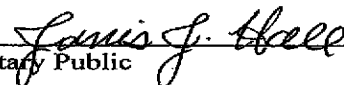


DON N. STOKES

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On the 16 day of February 2011, personally appeared before me, DON N. STOKES, the grantor and signer of the within instrument, who duly acknowledged to me that he executed the same.





Notary Public

EXHIBIT A
LEGAL DESCRIPTION

PART OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 539.69 FEET NORTH ALONG THE QUARTER SECTION LINE AND NORTH 45D27'30" WEST 139.73 FEET (TO A POINT SOUTH 45D27'30" EAST 290.4 FEET FROM THE SOUTHEASTERLY LINE OF MIDLAND DRIVE) AND SOUTH 44D32'30" WEST 510 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 45D27'30" WEST 290.4 FEET TO THE SOUTHEASTERLY LINE OF MIDLAND DRIVE; THENCE SOUTH 44D32'30" WEST 386.42 FEET ALONG SAID MIDLAND DRIVE; THENCE SOUTH 44D12'55" EAST 49.74 FEET, THENCE SOUTH 25D28'46" EAST 103.57 FEET, THENCE SOUTH 11D52'20" EAST 66.66 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 655 FEET, MORE OR LESS, TO A POINT SOUTH 45D27'30" EAST OF THE PLACE OF BEGINNING; THENCE NORTH 45D27'30" WEST 380 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING: ALSO: A PARCEL OF LAND IN FEE FOR THE EXTENSION AND WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO. STP-0079(2)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST 1/4 NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 108 AND THE NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING APPROXIMATELY 35.77 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE SR-108 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 238+17.88, SAID POINT OF BEGINNING IS 1161.01 FEET NORTH 89D14'41" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 695.56 FEET NORTH 45D21'10" EAST FROM THE CENTER OF SAID SECTION 2 AS MONUMENT WITH A 3" COUNTY BRASS CAP SET IN 2001, AND RUNNING THENCE SOUTH 45D21'10" WEST (SOUTH 44D32'30" WEST BY RECORD) 421.98 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A SOUTHWESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE SOUTH 43D20'18" EAST (SOUTH 44D12'55" EAST BY RECORD) 19.45 FEET, MORE OR LESS, ALONG SAID SOUTHWESTERLY BOUNDARY LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID PROJECT CENTERLINE AT APPROXIMATE ENGINEER STATION 233+94.86, THENCE ALONG A LINE PARALLEL TO SAID PROJECT CENTERLINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) NORTH 44D50'00" EAST 111.52 FEET; (2) NORTH 45D30'00" EAST 310.92 FEET TO SAID NORTHEASTERLY BOUNDARY LINE, THENCE NORTH 44D38'50" WEST 19.23 FEET, MORE OR LESS, ALONG SAID NORTHEASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION, THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7964 SQUARE FEET IN AREA OR 0.18 ACRE. TOGETHER WITH AND ALL ABUTTERS RIGHTS OF UNDERLYING FEE TO THE CENTER OF EXISTING RIGHTS OF WAY APPURTENANT TO THIS CONVEYANCE

Parcel No: 08-028-0050