

E 105981 B 241 P 413
Date: 12-JAN-2007 10:01AM
Fee: \$12.00 ACH
Filed By: LRH
BRENDA NELSON, Recorder
MORGAN COUNTY
For: FIRST AMERICAN TITLE - UNION
Recorded Electronically by Simplifile

File No. 014186
When recorded return to:
Lincoln Title Insurance Agency
4723 Harrison Boulevard, Suite 201
Ogden, UT 84403

Mail tax notice to:
Grantees
3048 E. Cobblestream Circle, Sandy, UT 84093

SPECIAL WARRANTY DEED

Max T. Robinson and Betty D. Robinson, Trustees of the Max T. Robinson Family Protection Trust dated the 31st day of March, 2000, "Grantors",

hereby CONVEY and WARRANT against all claiming by, through, or under it to:

Centerville Partners, LC, a Utah Limited Liability Company, as "Grantee",

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land (hereinafter "the Property") in Morgan County, State of Utah:

BEGINNING AT A POINT SOUTH 00°13'06" WEST 529.73 FEET ALONG THE SECTION LINE AND EAST 204.45 FEET FROM THE CENTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 167 (OLD HIGHWAY); AND RUNNING THENCE NORTH 13°01'24" WEST 194.06 FEET; THENCE SOUTH 75°08'36" WEST 21.98 FEET; THENCE SOUTH 14°51'24" EAST 195.23 FEET TO AFOREMENTIONED RIGHT-OF-WAY LINE; THENCE NORTH 70°33'08" EAST 15.82 FEET TO THE POINT OF BEGINNING.

S#03-005-066-01, P#00-0003-4494

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record or enforceable in law or equity.

****RESERVING UNTO GRANTOR A NON-EXCLUSIVE, PERPETUAL RIGHT OF WAY TO TRAVEL OVER AND ACROSS THE PROPERTY FOR INGRESS AND EGRESS TO AND FROM PARCEL 5-66-1. SAID RIGHT OF WAY SHALL AUTOMATICALLY TERMINATE ONCE THE PROPERTY IS DEDICATED FOR ROADWAY PURPOSES, PROVIDING A DEDICATED ACCESS TO PARCEL 5-66-1.**

WITNESS, the hands of said grantors, this 11 day of January, A.D. 2007.

Max T. Robinson
Max T. Robinson, Trustee

Betty D. Robinson
Betty D. Robinson, Trustee

STATE OF UTAH)

)ss.
COUNTY OF Weber)

On the 11 day of January, 2007, personally appeared before me Max T. Robinson and Betty D. Robinson, Trustees of the Max T. Robinson Family Protection Trust, dated the 31st day of March, 2000, the signers of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Carrie L Brough
Notary Public

My Commission Expires:

Residing at:

