

E# 1114130 BK1383 PG2083
DOUG CROFTS: WEBER COUNTY RECORDER
18-JUL-90 4:21 PM FEE \$10.00 DEP #01
REC FOR: CARON LAND-TITLE
Property #509-1829-64

SPECIAL WARRANTY DEED

PAID B. P. ...
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SEE PAGE

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to ROSS HESSERLY and BARBARA HESSERLY, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, GRANTEEES, of Slatterville, County of Weber, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situated in the County of Weber, State of Utah, and more particularly described as follows:

See Exhibit "A" attached hereto and by reference herein made a part hereof.

Together with 33 shares of South Slatterville Irrigation Co. water stock.

The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

Subject to all matters as disclosed in that certain survey prepared by Isaacson Engineering dated July 5, 1990, signed by Jerry H. Isaacson, holder of certificate 4775

By accepting this conveyance, grantee(s) covenant(s) and agree(s) to pay any rollback tax imposed on the within property under the Farmland Assessment Act (Greenbelt, title 59, chapter 2, part 5 of Utah Code) because of (1) this conveyance or (2) grantee(s) change of use of the property or (3) grantee's omission to promptly apply for continuation of Greenbelt assessment. This conveyance is subject to the lien of any rollback tax imposed on or after the date hereof.

This conveyance is made and accepted on the express condition that the conveyed property shall be used for residential purposes only. Breach of said condition shall cause said property to revert to the said Grantor, who shall have the right of immediate re-entry upon said property in the event of any such breach. However, breach of the foregoing condition of re-entry by reason of such breach shall not defeat nor render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said property or any part thereof, but said condition shall be binding upon and effective against any owner of said property whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

Provided further that the restriction, condition and covenant herein contained shall in all respects terminate and end and be of no further force or effect either legal or equitable and shall not be unenforceable after July 9, 2015.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 9th day of July, 1990.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: Fred A. Baker
Authorized Agent



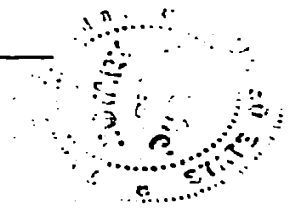
STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 9th day of July, 1990, personally appeared before me Fred A. Baker personally known to me to be the authorized agent for the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, who acknowledged to me that he signed the foregoing instrument as authorized agent for the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said corporation, and the said Fred A. Baker acknowledged to me that the said corporation executed the same.

My commission expires:

4-1-91

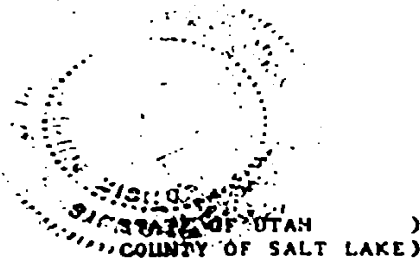
Terry F. Reed
Notary Public in and for
The State of Utah



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By: Fred A. Baker
Authorized Agent



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My commission expires:

4-1-91

Terry F. Rudd
Notary Public in and for
The State of Utah

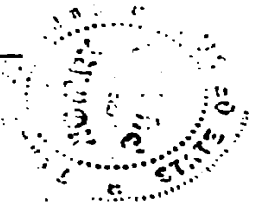


EXHIBIT "A"

15-040-0024 (17) 15-040-0024

BEGINNING AT A POINT IN THE CENTERLINE OF 700 SOUTH STREET, SAID POINT BEING NORTH 1 DEG. 0' 15" EAST 1286.1 FEET ALONG THE CENTERLINE OF THE STATE HIGHWAY AND NORTH 88 DEG. 46' 45" WEST 1489.15 FEET ALONG THE CENTERLINE OF SAID 700 SOUTH STREET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SAID POINT OF BEGINNING BEING 26.5 RODS WEST OF THE WEST LINE OF 2050 WEST STREET; RUNNING THENCE NORTH 0 DEG. 45' 15" EAST 479.66 FEET; THENCE SOUTH 88 DEG. 46' 45" EAST 437.25 FEET TO THE WEST LINE OF 2050 WEST STREET; THENCE NORTH 0 DEG. 45' 15" EAST 270 FEET ALONG SAID WEST LINE; THENCE NORTH 88 DEG. 46' 45" WEST 163.68 FEET; THENCE NORTH 0 DEG. 45' 15" EAST 259.38 FEET TO THE SOUTHWESTERLY LINE OF 300 SOUTH STREET; THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES; NORTH 76 DEG. 42' 45" WEST 328.26 FEET, AND ALONG THE ARC OF A 288.21 FOOT RADIUS CURVE TO THE RIGHT 314.26 FEET. (THE LONG CHORD BEARS NORTH 37 DEG. 15' 45" WEST 290.01 FEET); THENCE NORTH 2 DEG. 11' 15" EAST 53.75 FEET, MORE OR LESS, ALONG THE WEST LINE OF 2100 WEST STREET TO THE QUARTER SECTION LINE; THENCE NORTH 88 DEG. 53' 40" WEST 666.80 FEET, MORE OR LESS, ALONG THE QUARTER SECTION LINE TO A FENCE CORNER AS CONVEYED TO CARL H. TURNBLOM AND WIFE, AS RECORDED AUGUST 17, 1978 IN BOOK 1258 OF RECORDS, PAGE 480, SAID FENCE CORNER BEING SOUTH 88 DEG. 53' 40" EAST 333.78 FEET FROM THE CENTER MONUMENT OF SAID SECTION 14; THENCE SOUTH 1 DEG. 17' 37" WEST 838.78 FEET ALONG SAID FENCE LINE TO THE CENTER OF A CANAL; THENCE ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING 7 COURSES; SOUTH 59 DEG. 30' EAST 180 FEET; SOUTH 61 DEG. EAST 330 FEET; SOUTH 64 DEG. 30' EAST 140 FEET; SOUTH 75 DEG. EAST 75 FEET; SOUTH 27 DEG. EAST 30 FEET; SOUTH 0 DEG. EAST 70 FEET, AND SOUTH 3 DEG. 39' 32" WEST 105.57 FEET TO THE CENTERLINE OF SAID 700 SOUTH STREET; THENCE SOUTH 88 DEG. 46' 45" EAST 232.75 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

15-040-0024, 0020 & 15-040-0027