

SW 25 4N 2W 5

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:
The Nature Conservancy
Boulder Office
2060 Broadway, Suite 230
Boulder, Colorado 80302
Attention: Regional Attorney
17674

FOR REGULAR TAX NOTICES:
The Nature Conservancy
559 East South Temple
Salt Lake City, UT 84102

12512506 8 249 5 P 1838
SHERYL L. WHITE, DAVIS COUNTY RECORDER
1999 MAY 10 4:18 PM FEE 19.00 DEP REC
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

Warranty Deed

FOR VALUE RECEIVED, THE GRANTORS, WENDELL H. WISER and BARBARA C. WISER, Trustees under the Wisser Family Loving Trust, dated June 14, 1996, convey and warrant to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Arlington, Virginia 22203-1606, GRANTEE, the following described real estate, situated in the County of Davis, State of Utah:

See Exhibit A attached hereto and incorporated herein by reference.

12-110-0031 12-117-0016
SUBJECT TO the following:

See Exhibit B attached hereto and incorporated herein by reference.

WITH WARRANTY COVENANTS.

TO HAVE AND TO HOLD the said property, with its appurtenances, unto the Grantee, its heirs and assigns forever.

Grantors covenant and warrant that they are lawfully seized and possessed of the real property aforesaid and have the full right, power and authority to execute this conveyance, and that said real property is free and clear of all liens, claims or encumbrances, except as shown above, and that they will defend the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Dated 10 May, 1999. GRANTOR:

Wisser Family Loving Trust dated June 14, 1996

Wisser Family Loving Trust dated June 14, 1996

By: Wendell H. Wisser, Trustee By: Barbara C. Wisser, Trustee
Wendell H. Wisser, as Trustee Barbara C. Wisser, as Trustee

ACKNOWLEDGEMENT PAGE FOLLOWS

STATE OF UTAH)
) ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 10th day of May, 1999,
by WENDELL H. WISER and as Trustee under the Wisser Family Loving Trust dated June 14,
1996.

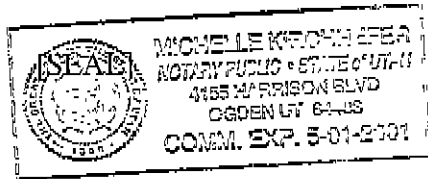


Michelle Kirchner
Notary Public in and for the State of Utah
Residing at Dayton, UT

My commission expires on 5/1/01, ~~199~~.

STATE OF UTAH)
) ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 10th day of May, 1999,
by BARBARA C. WISER and as Trustee under the Wisser Family Loving Trust dated June 14,
1996.



Michelle Kirchner
Notary Public in and for the State of Utah
Residing at Dayton, UT

My commission expires on 5/1/01, ~~199~~.

EXHIBIT A
LEGAL DESCRIPTION

All of that real property located in the County of Davis, State of Utah, more particularly described as follows:

Parcel 1- Beginning 735.1 feet West along section line and North 1320 feet from the Southeast corner of the Southwest 1/4 of Section 25; Township 4 North, Range 2 West; Salt Lake Meridian; thence North 473.12 feet; thence North 58 36' West 685.26 feet to West line of East 1/2 of Southwest 1/4 of said Section 25; thence South 12.58 chains; thence East 584.9 feet more or less to the point of beginning.

Parcel 2- Beginning at a point located South 89 15'16" East 1332.5620 feet along the North section line from the Northwest corner of Section 36, Township 4 North, Range 2 West, Salt Lake Meridian; thence along the West line of the East 1/2 of the Southwest 1/4 of Section 25; North 0 10'55" East 1517.6630 feet; thence East 584.90 feet; thence South 0 10'55" West 1962.8156 feet; thence North 89 51'16" West 1768.1941 feet; thence North 0 14'50" East 567.8449 feet; thence North 89 51'16" West 50.00 feet; thence North 0 14'50" East 60.00 feet to point on the North line of Section 36, Township 4 North, Range 2 West, Salt Lake Meridian; thence South 89 51'16" East 1232.5620 feet to the point of beginning.

Together with a right of way for ingress and egress more particularly described as follows: Beginning at the Northwest corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian; and running thence South 89 51'16" East 100.00 feet along the North line of said Section 36; thence South 0 14'50" West 60.00 feet; thence North 89 51'16" West 100.00 feet to the West line of said Section 36; thence North 0 14'50" East 60.00 feet to the point of beginning.

EXHIBIT B
EXCEPTIONS TO TITLE

1. General property taxes for the year 1999 now a lien, not yet due.
2. Any charge and or assessments that may be levied by the Weber Basin Water, Mosquito Abatement District, North Davis Sewer and Special Service Area.
3. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 18, 1974 as Entry No. 401751 in Book 549 at page 728 of Official Records.
4. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 26, 1974 as Entry No. 402399 in Book 550 at page 647 of Official Records.
5. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 26, 1974 as Entry No. 402400 in Book 550 page 648 of Official Records.
6. Reservations in favor of the Grantor, Jane L. Stromquist, in instrument dated January 25, 1994, reserving unto Grantor fifty percent (50%) of all oil, gas and all other minerals and mineral rights, including the right to access to the property to search for and develop and produce said rights recorded January 26, 1994 as Entry No. 1092723 in Book 1716 at Page 835 of Official Records.
7. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 22, 1994 as Entry No. 1098638 in Book 1726 page 1248 of Official Records.
8. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded October 22, 1997 as Entry No. 1355469 in Book 2191 page 185 of Official Records.

EXHIBIT B

Page 2 of 2

9. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 14, 1997 as Entry No. 1304249 in Book 2095 page 1030 of Official Records.