2709932 BK 5675 PG 301

WHEN RECORDED MAIL DEED AND TAX NOTICE TO: DALE J. MCCRARY and DAVID ORNELAS 832 W. 2300 S. Syracuse, VT 84075

RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 12/27/2012 10:32:00 AM FEE \$15.00 Pgs: 2

E 2709932 B 5675 P 301-302

DEP eCASH REC'D FOR ASPEN TITLE INSURANCE

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

First National Bank of Layton, whose address is 12 South Main Street, Layton, UT, Grantor, hereby transfers, conveys and warrants against all who claim by, through, or under the Grantor only to DALE J. MCCRARY and DAVID ORNELAS Grantee, for the sum of (\$10.00) Ten Dollars and other valuable consideration, all of its interest in the following described tract of land in DAVIS County, State of Utah:

SEE EXHIBIT "A"

09-046-0061 09-013-0167

Except as specifically provided herein, this Special Warranty Deed is given without representation or warranty whatsoever by Grantor, and is or may be subject to the following: (i) current year taxes, (ii) conditions, covenants, whatsoever by Grantor, and is or may be subject to the following: (1) current year taxes, (11) conditions, covenants, restrictions, reservations, easements, rights and rights-of-way, encroachments, conflicts in boundaries, and other matters of record or apparent by physical inspection of the property, (iii) any matters created by the acts of Grantee, (iv) any matters that would be disclosed by a survey of the premises, (v) any matters as to the physical condition of the property, including, but not limited to, the working order of the appliances, plumbing, electrical, roofing, settling, structural defects of any kind, and the existence upon or release from, the property of what are commonly referred to as hazardous substances under any state or federal law. By accepting this Special Warranty Deed, Grantee acknowledges that, other than the warranty as to persons claiming by or through Grantor, Grantee is purchasing the property in its "AS IS" condition based exclusively upon Grantee's own investigation and inspection of the property without any representation or warranty whatsoever on the part of Grantor.

WITNESS the hand of said Grantor this Aday of DECEMBER, 2012. Grantor NOVIDRINE Its: Executive Vice President

> First National Bank of Layton By: DAVE JONES Its: Executive Vice President

BARBARA JEAN: CARTER Notary Public State of Utah My Commission Expires on: April 20, 2015 Comm. Number: 608009

> BARBARA JEAN CARTER Notary Public State of Utah My Commission Expires on:

April 20, 2015 Comm. Number: 608009

STATE OF UTAH

: ss.

COUNTY OF DAVIS

On the Add day of DECEMBER, 2012, personally appeared before me, GREGORY N. VIDRINE, who has been proven on the basis of satisfactory evidence, being first duly sworn, acknowledges that he is Executive Vice President of First National Bank of Layton, that he voluntarily executed the foregoing instrument, that said instrument reflects the purpose of First National Bank of Layton and that it was signed on behalf of said Bank by proper authority.

Grantor

STATE OF UTAH

COUNTY OF DAVIS

On the day of DECEMBER, 2012, personally appeared before me, DAVE JONES, who has been proven on the basis of satisfactory evidence, being first duly sworn, acknowledges that he is Executive Vice President of First National Bank of Layton, that he voluntarily executed the foregoing instrument, that said instrument reflects the purpose of First National Bank of Layton and that it was signed on behalf of said Bank by proper authority.

MANI MA CATEL

No. D21898

EXHIBIT "A"

PARCEL 1:

BEGINNING AT A POINT 189.13 FEET WEST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF LAYTON, COUNTY OF DAVIS, AND POINT BEING THE INTERSECTION OF THE NORTH LINE OF SECTION 9 AND THE WEST LINE OF FAIRFIELD ROAD AND RUNNING THENCE SOUTH 01°06′27" EAST ALONG THE WEST LINE OF FAIRFIELD ROAD 60.0 FEET, THENCE NORTH 89°34′30" WEST 200.0 FEET, THENCE NORTH 01°06′27" WEST 60.0 FEET TO THE NORTH SECTION LINE OF SAID SECTION 9, THENCE SOUTH 89°34′30" EAST ALONG THE SECTION LINE 200.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREROM THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE NE 1/4 OF SEC 9-T4N-R1W, SLM: BEG AT A PT ON THE W LN OF PPTY CONV IN WARRANTY DEED RECORDED MAY 1, 2008 AS E# 2361967 BK 4524 PG 1111; SD PT BEING ON THE N LN OF UTAH STATE HWY #193 AT A PT 334.07 FT S, M/L & N 80^09' W 210.26 FT FR THE NE COR OF SD SEC 9 RUN TH N 80^09' W ALG THE N LN OF SD STATE HWY 185.05 FT; TH N 1^06'27" W 209.43 FT TO A PT 60 FT S OF THE SEC LN; TH S 89^34'30" E 185.52 FT, M/L, TO THE W LN OF SD PPTY; TH ALG SD W LN THE FOLLOWING 5 COURSES & DISTANCES: SE'LY ALG THE ARC OF A 540.00 FT RAD CURVE TO THE LEFT A DIST OF 45.51 FT (CHORD BEARS S 07^14'18" E 45.49 FT) TO A PT OF REVERSE CURVATURE & SE'LY ALG THE ARC OF A 460.00 FT RAD CURVE TO THE RIGHT A DIST OF 68.60 FT (CHORD BEARS S 05^22'49" E 68.54 FT) & S 01^06'29" E 119.22 FT & S 88^53'31" W 5.10 FT & S 49^23'35" W 10.84 FT TO THE POB.

LESS AND EXCEPTING THE PROPERTY WITHIN FAIRFIELD ROAD ALSO DESCRIBED IN WARRANTY DEED RECORDED JUNE 11, 2008, AS ENTRY NO. 2371896, IN BOOK 4552, AT PAGE 896, OF OFFICIAL RECORDS.

TOGETHER WITH A RIGHT OF WAY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING THENCE NORTH
89°34'30" WEST 200.0 FEET, THENCE SOUTH 01°06'27" EAST 30.0 FEET, THENCE SOUTH 89°34'30"
EAST 200.0 FEET, THENCE NORTH 01°06'27" WEST 30.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT A NORTH 89°34'30" WEST 211.14 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF LAYTON, COUNTY OF DAVIS, AND RUNNING THENCE NORTH 01°05'06" WEST 60.00 FEET ALONG THE WEST LINE OF THE PROPERTY CONVEYED IN WARRANTY DEED RECORDED JUNE 11, 2008, AS ENTRY NO. 2371895, IN BOOK 4552, AT PAGE 894, OF OFFICIAL RECORDS, THENCE NORTH 89°34'30" WEST 184.42 FEET, THENCE SOUTH 01°06'27" EAST 60.0 FEET TO THE SOUTH LINE OF SAID SECTION 4, THENCE SOUTH 89°34'30" EAST ALONG SAID SECTION LINE 184.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE PROPERTY WITHIN FAIRFIELD ROAD ALSO DESCRIBED IN WARRANTY DEED RECORDED JUNE 11, 2008, AS ENTRY NO. 2371895, IN BOOK 4552, AT PAGE 894, OF OFFICIAL RECORDS.

First American Title Insurance Company