

FILED AND RECORDED FOR
Commercial Security Bank
537396
\$350

1970 JUL 10 PM 3 16

BOOK 945 PAGE 170

Commercial Security
P.O. Box 1480
Attn: Mark Jones
Trust Dept
Rel. 5 P5787 1A01

RUTH EAMES OLSEN
WEBER COUNTY RECORDER

SPECIAL WARRANTY DEED

DEPUTY *Bonnie Kay Evans*

(PARTNERSHIP Form)

Platted Indexed
Recorded Abstracted
Compared Page

COSEC & CO., a Partnership, of Ogden City, Weber County, State of Utah,
Grantor, hereby conveys and warrants against all claims by, through, or under it
only, to COSEC & CO., of Ogden, County of Weber, State of Utah, Grantee, the
following described real property situate in Weber County, State of Utah:

A part of Sections 21 and 22, Township 7 North, Range 1
East, Salt Lake Base & Meridian, United States Survey:
Beginning at the West Quarter Corner of said Section 22
(Rock in Place) and running thence North 560.0 feet along
the Section Line (Old Existing Fence); thence West 740.0
feet; thence South 2560.0 feet; thence South 89° 13' East
1656.0 feet; thence South 4° 11' West 160.0 feet; thence
South 8° 06' East 82.00 feet, more or less, to the Northerly
Line of the County Road (Right-of-Way fence); thence North-
easterly along said Northerly line to the most Southerly
corner of the Marcia Adair property (fence corner); thence
six (6) courses along the Westerly line of said Marcia
Adair property as follows: North 9° 24' East 77.4 feet,
more or less, North 85° 00' East 6.0 feet, North 3° 24'
East 639.48 feet, South 85° 24' East 208.5 feet, North
4° 36' East 449 feet, and North 43° 36' East 306.61 feet
to the West line of Patio Springs, Inc., property; thence
North 22° 50' West 464.18 feet (along said West line);
thence North 10° 00' West 450 feet, more or less, (also
along said West line) to the Quarter Section Line; thence
North 89° 31' 15" West 1198 feet, more or less, along
said Quarter Section Line to the point of beginning.

Contains 100.00 Acres.

together with appurtenant water rights

together with 87.44 shares of water stock in Wolf Creek
Irrigation Company, formerly the Wolf Creek Division of
the Eden Irrigation Company.

Subject to the following Exceptions:

1. An easement reserved to Cosec & Co. and assigns for
the purposes of constructing, using, inspecting, main-
taining, and repairing an open unlined irrigation ditch
across said real property for the conveying or irrigation
water only. Once said irrigation ditch is located, its
location shall be and remain permanent, except Patio may
cause such relocation thereof as may, in the exercise of
Patio's sole discretion, be more compatible with the golf
course contemplated by Patio to be constructed on said real
property. If, however, Patio causes any such relocation of
said irrigation ditch, Patio shall pay the expense of making
any and all such relocations.

2. An easement reserved to Cosec & Co. and assigns for
the purposes of using, inspecting, maintaining, repairing
and replacing a two (2) inch pipe for conveying water for
residential purposes only from the spring located on said
real property, which pipe is presently in place and shall
be and remain in its present location permanently.

3. The use of water from the Springs located on said
real property, reserved to Cosec & Co. and assigns, which
water shall be used for domestic purposes only and shall

be only such water as shall flow by gravity, without external force, through the said two (2) inch line in its present location.

4. All high water rights reserved to Cosec & Co. and assigns.

5. Easements, restrictions of record and taxes for the current year.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto affixed by its duly authorized partners, this 10 day of April, A. D., 19 70.

COSEC & CO.

By: Jerald N. Engstrom
By: W. W. Swanson
Partners

In the presence of:
Betty Daniels

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On the 10 day of April, A. D., 19 70, personally appeared before me Jerald N. Engstrom and W. W. Swanson partners of Cosec & Co., a partnership, the signers of the above instrument who duly acknowledged to me that they executed the same.

Betty L. Daniels
Notary Public
Residing at Ogden, Utah

My Commission Expires:
February 9, 1974
BETTY L. DANIELS
NOTARY PUBLIC
STATE OF UTAH