

RETURN TO:
GRANTEE
C/O MIKE BABCOCK
5776 NORTH SILVER STONE CIRCLE
MOUNTAIN GREEN, UT 84050

462807 Book m91
1988 at 4:33 M Page C15
First American title
S. Co. By *[Signature]*

Property #508-4083-64/92-40479

FIRST AMERICAN TITLE
IWH/PL/3/92

SPECIAL WARRANTY DEED

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 Seldon O. Young, GRANTEE, of Peterson, County of Morgan, 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, situate in the County of Morgan, State of Utah, and more particularly described as follows:

A part of Lot 2 of Section 30, Township 5 North, Range 2 East, Salt Lake Base and Meridian: Beginning at a point on an existing boundary line fence which bears North 1335.00 feet from the West Quarter Section Corner of said Section 30, and running thence South 88°25'47" East 1304.3 feet along said boundary line fence to the county road to Cottonwood Canyon; thence along said road South 0°18' West 669.01 feet; thence North 88°25'47" West 1300.80 feet; thence North 669.09 feet to the point of beginning.

"(together with all water and water rights, if any, appurtenant to the above described property".

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.

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.


Subject to discrepancies, conflicts in boundary lines, shortage in area, encroachments and other matters as disclosed (or subject to all matters as disclosed) in that certain survey dated 10/30/87, project number PS-87-112 of Great Basin Engineering, Inc., and signed by Gary L. Newman, holder of Registered Land Surveyor Certificate No. 4778.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 28th day of October, 1992.

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

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 28th day of October, 1992, personally appeared before me **Ted D. Simmons** 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 **Ted D. Simmons** acknowledged to me that the said corporation executed the same.


Notary Public in and for the
State of Utah

Notary Public
NINA C. JENSEN
20 East North Temple
Salt Lake City, Utah 84150
My Commission Expires
June 17, 1996
State of Utah

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