

NW 5 > 3N-1W
NE 6

E 1759589 B 3058 P 482
SHERYL L. WHITE, DAVIS CNTY RECORDER
2002 JUN 5 2:51 PM FEE 14.00 DEP MEC
REC'D FOR BACKMAN-STEWART TITLE SERVICES

RECORDING REQUESTED BY AND	)	FOR REGULAR TAX NOTICES:
WHEN RECORDED RETURN TO:	)	The Nature Conservancy
The Nature Conservancy	)	Utah Field Office
Western Resource Office	)	559 East South Temple
2060 Broadway, Suite 230	)	Salt Lake City, Utah 84102
Boulder, Colorado 80302	)	Attention: Kara DeSena
Attention: Division Counsel)	

Warranty Deed

FOR VALUE RECEIVED, THE GRANTORS, VERNON W. FLINT and MARILYN T. FLINT, Trustees of the V&M Flint Family Trust dated December 3, 1993, convey and warrant to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Suite 100, Arlington, Virginia 22203, GRANTEE, the following described real estate, situated in the County of Davis, State of Utah:

Beginning at the Northwest Corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

Thence N89°54'36"E 1319.82 feet along the Section Line (Basis of Bearing = S0°28'10"W between the Northwest corner and the West Quarter Corner of said Section 5) to the northeast corner of the northwest quarter of the northwest quarter of said Section 5;

Thence S0°13'24"W 1314.14 feet to the southeast corner of said northwest quarter of the northwest quarter;

Thence N60°57'25"W 1509.22 feet to the west line of said Section 5, said point being S0°28'10"W 579.40 feet from said Northwest Corner of Section 5;

Thence S0°28'10"W 275.42 feet along the Section line (Davis County = S0°27'10"W);

Thence N50°22'29"W 829.36 feet (Deed = N50°W);

Thence N51°26'08"E 522.06 feet (Deed = N51°45'E) to the north line of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

Thence N89°54'12"E 237.60 feet to the point of beginning.

08-013-0006 & 08-013-0007

TOGETHER WITH all mineral rights owned by Grantors; all underground and surface water rights as allotted to or appurtenant to the above-described property for irrigation, stockwatering, or other purposes, whether perfected or in application, all ditches, ditch rights-of-way and ditch rights as heretofore used and enjoyed in connection with the above-described property, that are owned by Grantors; and all other surface and subsurface rights associated with or appurtenant to the above-described property owned by Grantors.

SUBJECT TO THE FOLLOWING:

1. Lien of real property taxes for the year 2002 and subsequent years, not yet due and payable.

10/22/02 (20030311)

2. The right of the Davis County Assessor to reassess the Tax Assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act, recorded November 13, 2001 as Entry No. 1703195 in Book 2924, Page 286, of the Official Records of Davis County, Utah.
3. The right of the Davis County Assessor to reassess the Tax Assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act, recorded November 13, 2001 as Entry No. 1703196 in Book 2924, Page 287, of the Official Records of Davis County, Utah.
4. The land described herein is located within the boundaries of Weber Basin Water District (771-1677), Central Davis Sewer District (451-2190) and Special Services Area District and is subject to any assessments levied thereby.
5. Reservations of certain mineral interests in instrument recorded October 19, 1889, as Entry No. 4736 in Book K, page 588, of the Official Records of Davis County, Utah.
6. Grant of Easement to The Nature Conservancy for ingress and egress, and the terms and conditions thereof, recorded September 13, 2001, as Entry No. 1688840 in Book 2885, page 714, of the Official records of Davis County, UT.
7. A County road across the Southwesterly portion.

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 6-5, 2002.

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SIGNATURE PAGE FOLLOWS*

GRANTORS:

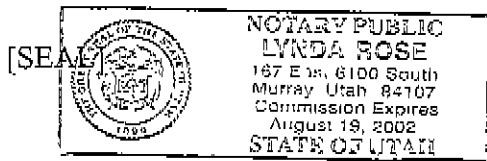
E 1759589 B 3058 P 484

Vernon W. Flint, Trustee
VERNON W. FLINT, as Trustee, of the V&M
Flint Family Trust dated December 3, 1993

Marilyn T. Flint, Trustee
MARILYN T. FLINT, as Trustee, of the V&M
Flint Family Trust dated December 3, 1993

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 5th day of June,
2002, by VERNON W. FLINT, as Trustee, of the V&M Flint Family Trust dated December 3,
1993.

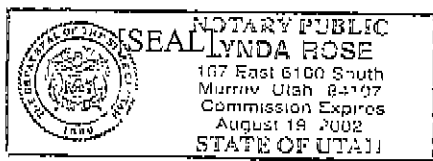


[Signature]
Notary Public in and for the State of Utah
Residing at Murray, UT

My commission expires on 8/19/02

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 5th day of June,
2002, by MARILYN T. FLINT, as Trustee, of the V&M Flint Family Trust dated December 3,
1993.



[Signature]
Notary Public in and for the State of Utah
Residing at Murray, UT

My commission expires on 8/19/02

8
E 1811950 B 3183 P 1256
SHERYL L. WHITE, DAVIS CNTY RECORDER
2002 DEC 10 3:45 PM FEE 21.00 DEP MEC
REC'D FOR BACKMAN-STEWART TITLE SERVICES

RETURNED
DEC 10 2002

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

FOR REGULAR TAX NOTICES:
The Nature Conservancy
Utah Field Office
559 East South Temple
Salt Lake City, Utah 84102
Attention: Kara DeSena

N/2 5-30-1w
SE 32-40-1w

Warranty Deed

FOR VALUE RECEIVED, THE GRANTORS, Mary Foulger as to an undivided 1/2 interest and Steven Flint Lowe and Jean F. Lowe, Trustees or Successor Trustees of The Lowe Family Trust established October 7, 1979, as to an undivided 1/2 interest, whose address is c/o Steven Flint Lowe, attorney, 348 East 6400 South, Suite 200, Murray, UT, convey and warrant to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Suite 100, Arlington, Virginia 22203, GRANTEE, the following described real estate, situated in the County of Davis, State of Utah:

All that certain real estate situated in Davis County, Utah, more particularly described as follows:

Parcel 1

Beginning at the West Sixteenth corner between Sections 5 and 32 at a point that is North 89°54'36" East along the section line (basis of bearing) 1319.82 feet from the Davis County monument at the Northwest corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

thence along the sixteenth-section line South 0°13'24" West 1314.14 feet to the Northwest Sixteenth corner of said Section 5;

thence along the sixteenth-section line South 89°49'17" East 1020.23 feet to a point on the westerly line of the Utah Power & Light Company property, said point being North 89°49'17" West 305.20 feet from the North Sixteenth corner of said Section 5;

thence along said westerly line of the Utah Power & Light Company property North 36°41'00" West 1642.70 feet to a point on the North line of said Section 5;

thence along said section line South 89°54'36" West 33.77 feet to the point of beginning.

TOGETHER WITH

Parcel 2

Beginning on the easterly line of the Utah Power & Light Company property at a point that is North 89°54'36" East along the section line (basis of bearing) 1739.59 feet from

08-013-
pt 0004

the Davis County monument at the Northwest corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

thence along said easterly property line South 36°41'00" East 1507.38 feet to a point on the North-South quarter-section line of said Section 5;

thence along said quarter-section line North 0°01'16" West 1210.26 feet to the North Quarter corner of said Section 5;

thence South 89°54'36" West along the section line 900.05 feet to the point of beginning.

P+ 0004

TOGETHER WITH

E 1811950 B 3183 P 1257

Parcel 3

Beginning at a point that is South 89°54'36" West along the section line (basis of bearing) 2469.06 feet from the Davis County monument at the Northeast corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

thence along the section line South 89°54'36" West 170.26 feet (prior record = 2.7 chains) to the North Quarter corner of said Section 5;

thence along the quarter-section line South 0°01'16" East 1023.00 feet (prior record = S0°15'East 15.5 chains);

thence North 52°43'44" East 785.04 feet (prior record = N52°30'East 12 chains);

thence North 39°42'00" West 712.06 feet (prior record = N39°40'West 10.8 chains) to the point of beginning.

P+ 0004

TOGETHER WITH

Parcel 4

Beginning on the westerly line of Angel Street at a point that is South 89°54'36" West along the section line (basis of bearing) 972.40 feet (prior record = 14.44 chains) and North 39°42'10" West 324.00 feet from the Davis County monument at the Northeast corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

thence along said westerly line of street North 39°42'10" West 20.00 feet;

thence South 50°28'00" West 1153.02 feet (prior record = S50°30'West 17.30 chains, more or less) to a point on the property line that is South 89°54'36" West 2469.06 feet and South 39°42'00" East 606.85 feet from said Northeast corner of Section 5;

thence South 39°42'00" East 20.00 feet (prior record = S39°20'East);

thence North 50°28'00" East 1153.02 feet (prior record = N50°30'East 17.30 chains, more or less) to the point of beginning.

11094-0013

TOGETHER WITH all mineral rights owned by Grantors; all underground and surface water rights as allotted to or appurtenant to the above-described property for irrigation, stockwatering, or other purposes, including but not limited to Water Right # 31-3187, whether perfected or in application, all ditches, ditch rights-of-way and ditch rights as heretofore used and enjoyed in

connection with the above-described property, that are owned by Grantors; and all other surface and subsurface rights associated with or appurtenant to the above-described property owned by Grantors.

SUBJECT TO THE FOLLOWING:

1. Lien of real property taxes for the year 2002 and subsequent years, not yet due and payable.
2. Easement in favor of Utah Power & Light running on a Northwesterly-Southeasterly direction across the Northeasterly portion of Parcel 2 and the mid portion of Parcel 3, recorded on May 19, 1917 as Entry No. 25545, of the Official Records of Davis County, Utah.
3. Reservations of certain mineral interests in the patent recorded October 19, 1889, as Entry No. 4736 in Book K, page 588, of the Official Records of Davis County, Utah.
4. Lack of a right of access to an open public highway, street, or other public thoroughfares as to Parcels 1 and 2.
5. Subject to all matters as disclosed by a survey prepared by Robinson, Biehn & Biehn, Inc., having been certified under the date of May 16, 2002 by Lee E. Robinson, a Registered Land Surveyor, holding License No. 150809.

WITH WARRANTY COVENANTS.

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SIGNATURE PAGE FOLLOWS*

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 11-25-02, 2002.

GRANTORS:

N/A
MARY FOULGER

Jean F. Lowe
Jean F. Lowe, Trustee of the Lowe Family Trust

Steven F. Lowe
STEVEN F. Lowe, Trustee of the Lowe Family Trust

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ACKNOWLEDGEMENT PAGE FOLLOWS

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2002, by MARY FOULGER.

[SEAL]

N/A
Notary Public in and for the State of _____
Residing at _____

My commission expires on _____.

STATE OF ~~UTAH~~ CALIFORNIA)
) SS.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 25th day of NOVEMBER, 2002, by JEAN F. LOWE, as Trustee, of the Lowe Family Trust dated October 7, 1979.

[SEAL]



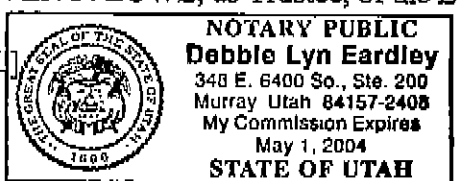
Solon S. Shaw
Notary Public in and for the State of CALIFORNIA
Residing at 100 W. VALENCIA MESA
DR. - FULLERTON, CA

My commission expires on AUG. 22, 2005

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of November, 2002, by STEVEN F. LOWE, as Trustee, of the Lowe Family Trust dated October 7, 1979.

[SEAL]



Debbie Lyn Eardley
Notary Public in and for the State of Utah
Residing at _____

My commission expires on _____.

75857-10D

002 5 30-14

RECORDING REQUESTED BY AND	)	FOR REGULAR TAX NOTICES:
WHEN RECORDED RETURN TO:	)	The Nature Conservancy
The Nature Conservancy	)	Utah Field Office
Western Resource Office	)	559 E South Temple
2060 Broadway, Suite 230	)	Salt Lake City, UT 84102
Boulder, Colorado 80302)	
Attention: Division Attorney)	

08-015-0001
08-014-0013,0019

E 1690533 2690 P 589
SHERYL L. WHITE, DAVIS CNTY RECORDER
2001 SEP 20 3:33 PM FEE 24.00 DEP MT
REC'D FOR BONNEVILLE TITLE COMPANY, INC

Warranty Deed

FOR VALUE RECEIVED, **The Grantors**, JOHN E. WEBSTER and DIANE J. WEBSTER, Trustees of the John and Diane Webster Family Trust dated June 28, 2000, whose address is 101 South Angel Street, Kaysville, Utah 84037; PAUL WARREN WEBSTER, whose address is 332 South Angel Street, Kaysville, Utah 84037; and CRAIG R. WEBSTER, whose address is 296 South Angel Street, Kaysville, Utah 84037, convey and warrant to **THE NATURE CONSERVANCY**, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Suite 100, Arlington, Virginia 22203, **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.

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, without limitation, all buildings, improvements and fixtures thereon, all water, grazing and other surface and subsurface rights, permits, hereditaments, easements, incidents with its appurtenances belonging thereto and held by Grantor, 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 Sept 20, 2001. GRANTORS:

John E. Webster

JOHN E. WEBSTER as Trustee of the John and Diane Webster Family Trust dated June 28, 2000

Diane J. Webster

DIANE J. WEBSTER as Trustee of the John and Diane Webster Family Trust dated June 28, 2000

Paul Warren Webster

PAUL WARREN WEBSTER

Craig R. Webster

CRAIG R. WEBSTER

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On this day personally appeared before me JOHN E. WEBSTER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, as Trustee of the John and Diane Webster Family Trust dated June 28, 2000, for the uses and purposes therein mentioned.

GIVEN UNDER my hand official seal this 20th day of SEPT 2001.

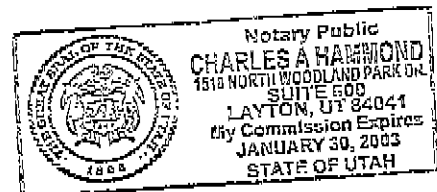
[SEAL]

Charles A. Hammond
Notary Public in and for the State of Utah

Residing at FARMINGTON, UTAH

My commission expires 1-30-03

WARRANTY DEED



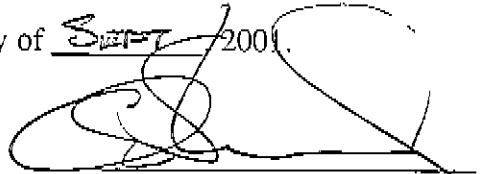
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

E 1690533 B 2890 P 591

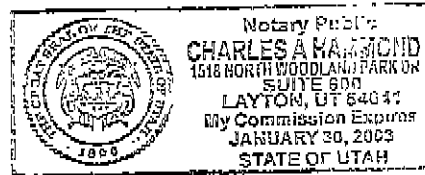
On this day personally appeared before me DIANE J. WEBSTER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, as Trustee of the John and Diane Webster Family Trust dated June 28, 2000, for the uses and purposes therein mentioned.

GIVEN UNDER my hand official seal this 20th day of SEPT, 2001.

[SEAL]


Notary Public in and for the State of Utah
Residing at FARMINGTON, UTAH

My commission expires 1-30-03




STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On this day personally appeared before me PAUL WARREN WEBSTER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

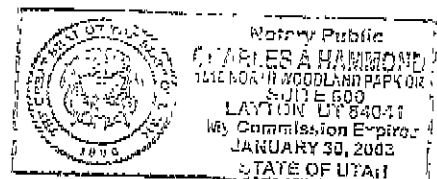
GIVEN UNDER my hand official seal this 20th day of SEPT, 2001.

[SEAL]


Notary Public in and for the State of Utah
Residing at FARMINGTON, UTAH

My commission expires on 1-30-03

WARRANTY DEED

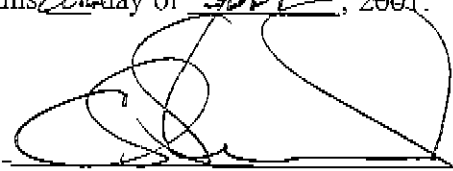


STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

E 1690533 B 2890 P 592

On this day personally appeared before me CRAIG R. WEBSTER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN UNDER my hand official seal this Monday of Sept, 2001.

[SEAL]



Notary Public in and for the State of Utah

Residing at FARMINGTON, UTAH

My commission expires 1-30-03

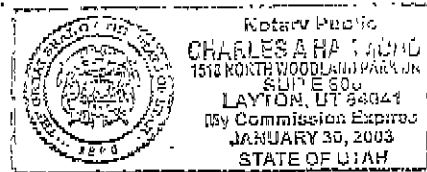


EXHIBIT A

E 1690533 B 2890 P 593

Description of Property

All that certain real estate situated in Davis County, Utah, more particularly described as follows:

Beginning at the Southeasterly corner of Lot 1 of Craigs Place Subdivision, recorded as Entry No. 1242707, Book 1992, Page 1345 of Official Records, said point of beginning also being S0°02'00"E 598.16 feet along the section line (Basis of Bearing) and West 680.04 feet from the Northeast Corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base & Meridian;

Thence N39°44'12"E 87.21 feet along the southeasterly line of said Lot 1;

Thence S50°15'48"E 350.00 feet;

Thence N39°44'12"E 186.70 feet to the south right-of-way line of Angel Street;

Thence S50°15'48"E 35.00 feet along said south right-of-way line to the northwest corner of that certain deed recorded as Entry No. 928157, Book 1414, Page 452, of Official Records;

Thence S39°44'12"W 400.00 feet along the northwesterly line of said deed to the southeast corner of said deed;

Thence S50°15'48"E 100.00 feet along the southwesterly line of said deed to the southeast corner of said deed;

Thence N39°44'12"E 126.43 feet along the southeasterly line of said deed to the Southwest corner of Lot 1 of Davids Place Subdivision, recorded as Entry No. 1244758, Book 1995, Page 1124 of Official Records;

Thence S50°15'48"E 151.82 feet along the southwesterly line of said Lot to the southeast corner of said lot;

Thence N37°23'20"E 273.80 feet along the southeasterly line of said lot to the south right-of-way line of said Angel Street;

Thence S50°15'48"E 13.85 feet along said south right-of-way line to the northwesterly line of that certain deed recorded as Entry No. 19802, Book Y, Page 217 of Official Records;

Thence S37°15'00"W 1845.80 feet along said northwesterly line;

Thence S38°30'00"W 1039.18 feet along said northwesterly line to an existing fence line;

Thence N39°47'55"W 539.18 feet along said fence line to a fence corner;

Thence S37°58'54"W 1452.87 feet along said fence line to a fence corner;

Thence S36°00'10"E 314.67 feet along said fence line to a fence corner;

Thence S36°45'07"W 1331.44 feet along said fence line;

Thence N40°00'00"W 1513.94 feet;

Thence N38°00'00"W 1141.80 feet to the west line of said Section 5;

Thence N0°28'10"E 447.48 feet to a Davis County brass cap monument at the West Quarter Corner of said Section 5;

WARRANTY DEED

08-014-0019, 0013
NE 5

SWS
SES

08-015-0001

Thence S89°43'28"E 1331.03 feet along the east-west center of section line to the southwest corner of the southeast quarter of the northwest quarter of said Section 5;

Thence N0°13'24"E 1310.20 feet to the northwest corner of said southeast quarter of the northwest quarter;

Thence S89°49'17"E 1325.43 feet to the northeast corner of said southeast quarter of the northwest quarter;

NWS

Thence N0°01'16"W 297.34 feet along the north-south center of section line to a point being S0°01'16"E 1023.00 feet along said north-south center of section line from the north quarter corner of said Section 5;

Thence N52°43'44"E 782.55 feet (prior deeds = N52°30'00"E) to a point on the extension of the southwesterly line of Angel's Way Cluster Subdivision Phase 1, recorded as Entry No. 1377515, Book 2233, Page 134 of Official Records;

Thence S39°42'23"E 715.76 feet along said extension and said southwesterly line to the southeast corner of said subdivision;

Thence N50°29'56"E 968.01 feet along the southeasterly line of said subdivision to the southwest corner of said Lot1 of Craigs Place Subdivision;

Thence S50°15'48"E 172.06 feet along the southwesterly line of said lot 1 to the point of beginning. Contains 225.7415 acres.

08-015-0001

08-014-0013

08-014-0019

**EXHIBIT B
EXCEPTIONS TO TITLE**

1. Real property taxes for the year 2001 and subsequent years which are a lien, but not yet due and payable.
2. Said property is located within the boundaries of the following and is subject to the charges and assessments levied thereunder:

WEBER BASIN WATER CONSERVANCY DISTRICT
MOUSQUITO ABATEMENT DISTRICT
SPECIAL SERVICE AREA DISTRICT
CENTRAL DAVIS SEWER IMPROVEMENT DISTRICT
MUTTON HOLLOW WATER IMPROVEMENT DISTRICT
NORTH DAVIS SEWER IMPROVEMENT DISTRICT
3. Reservation and exception contained in the United States Patent recorded in Book K of Deeds, Pages 588, Book O of Deeds, Page 409, Book D of Deeds, Page 374 and Book G of Deeds, Pages 640 of the official records of Davis County, Utah.
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 20, 1974 as Entry No. 402307 in Book 551 at page 213, Records of Davis County, Utah.
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 March 26, 1998 as Entry No. 1391504 in Book 2263 at page 35, Records of Davis County, Utah.
6. Transmission line easement recorded in Book F, Page 17 of Official Records of Davis County, Utah.
7. Utah Power & Light Company Supplemental Easement recorded November 8, 1968 as Entry No. 325935 in Book 402, Page 641 and as Entry No. 20817 in Book D of Liens and Leases, Page 512 of Official Records of Davis County, Utah.
8. Easement more particularly described in instrument recorded June 22, 1978 as Entry No. 499932 in Book 714, Page 625 of Official Records of Davis County, Utah.
9. Any adverse claim based upon the assertion that said land or any part thereof is now or at any time has been included within a navigable river, slough, or other navigable body of water.

WARRANTY DEED

Record in Davis County

Contract No. 21-LM-40-506860

Please return recorded copy to:

E 3330251 B 7663 P 3345-3359
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/23/2020 2:53:00 PM

Utah Reclamation Mitigation and
Conservation Commission
230 S. 500 East, #230
Salt Lake City, UT 84102

FEE \$0.00 Pgs: 15
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE & ES

181885/182331

Davis County Parcel ID Nos. 12-113-0026, 12-113-0002, 12-102-0042, 12-102-0043, 12-103-0023 (partial), 12-100-0055, 12-100-0056, 12-101-0001, 12-101-0004, 12-117-0022, 12-117-0021, 12-117-0014, 12-112-0031, 12-112-0032, 08-013-0008, 12-112-0025, 12-112-0026, 12-112-0003, 12-112-0004, 12-112-0027, 12-112-0028, 08-018-0015, 08-018-0017, 08-018-0018, 11-090-0024, 11-090-0025, 08-017-0009, 08-017-0010, 11-090-0023, 12-111-0126, 12-111-0110, 12-111-0111, 12-111-~~0013~~, 12-111-0125, 12-108-0286
0113

QUITCLAIM DEED

THE UNITED STATES OF AMERICA, and its assigns, hereinafter styled the United States, acting through such officer as is authorized therefor by the UTAH RECLAMATION MITIGATION AND CONSERVATION COMMISSION, its successors and assigns, hereinafter "the Mitigation Commission" or "the United States", pursuant to the Reclamation Act of June 17, 1902 (32 Stat. 388), the Act of April 11, 1956 (43 U.S.C. 620, et seq.), and acts amendatory thereof or supplementary thereto, especially Section 301(h)(7) of the Reclamation Projects Authorization and Adjustment Act of 1992 (P.L. 102-575), as amended, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, transfer, quitclaim, and convey unto THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, its successors, and assigns, without any express or implied warranties, special, general, or otherwise, all the right, title, and interest of the UNITED STATES in and to the following described lands in Davis County, Utah ("the Property"), as subject to reservations made herein, to wit:

See Exhibit A attached hereto and made a part hereof for complete legal descriptions.

Together with all appurtenances thereto belonging or in anywise appertaining, including without limitation the land, permits, hereditaments, easements, incidents and appurtenances belonging thereto or used in connection therewith.

Subject to coal, oil, gas, and other minerals reserved to or outstanding in the United States or third parties as of the date of this deed; also subject to rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits, or pipelines on, over, or across said lands in existence on such date.

This deed is not intended nor shall it be construed or interpreted to abandon or relinquish rights by the UNITED STATES to exercise a reserved easement in the future under provisions of the Act of August 30, 1890.

TO HAVE AND TO HOLD SO LONG AS:

- 1) In accordance with the May 2020 Environmental Assessment and Finding of No Significant Impacts issued by the Mitigation Commission, and subject to the provisions of Paragraph 2 below, The Nature Conservancy protects, conserves and manages the Property as a valuable element of the natural habitat of the Great Salt Lake ecosystem, recognized by the Mitigation Commission and The Nature Conservancy as the Great Salt Lake Shorelands Preserve.
- 2) The Nature Conservancy, its successors, and assigns, shall not transfer, grant or convey any interest whatsoever in, to, and over any part of the Property without the prior consent, in writing, of the Mitigation Commission; provided that the Mitigation Commission does hereby consent and approve The Nature Conservancy to convey 16.19 acres, more or less, consisting of three parcels known to the State of Utah, Department of Transportation (UDOT), as **Parcels R199:486:A, R199:486, and R199:502-All, plus Parcel No. GSL-(Mit.)-2 [Higley] – Parcel 4, as further described in Exhibit B attached hereto and made a part hereof**, to UDOT for use in the West Davis Corridor highway project, provided that any revenue generated by the conveyance of such 16.19 acres shall be retained by The Nature Conservancy for the benefit of the Great Salt Lake Shorelands Preserve, without seeking additional written approval. Upon conveyance of the 16.19 acres to UDOT, The Nature Conservancy shall have no further obligations under the deeds with respect to such acreage.
- 3) The Nature Conservancy shall comply with the requirements of the Utah Native American Graves Protection and Repatriation Act, Utah Code Annotated (UCA) 9-9-401 *et seq.*; Rule 230-1 Ancient Human Remains on Nonfederal Lands That Are Not State Lands, UCA 9-8-309 *et seq.*; Utah State Antiquities Act, UCA 9-8-301 to 9-8-308 and implementing rule; Protection of Paleontological Resources, UCA 79-3-508 *et seq.*; and UCA 9-8-404 (part of Title 9, Heritage, Arts, Libraries, and Cultural Development); and other associated or related laws which provide sufficient continued protection of cultural and historical resources which may be found on the Property.
- 4) In accordance with the Utah Noxious Weed Act (UCA-4-17), Administrative Rule 68-9, and the Davis County Noxious Weed List, The Nature Conservancy shall use best management practices to control noxious weeds on the Property.
- 5) In accordance with the Federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. 6), the Utah Pesticide Control Act (UCA-4-14), and State of Utah Administrative Rule 68-7, The Nature Conservancy shall not use any banned or severely restricted chemicals and shall comply with all applicable pesticide applicator certification requirements, label instructions, and best practices when transporting, storing, handling, disposing of, and using herbicides to control weeds on the Property.
- 6) In accordance with the Migratory Bird Treaty Act of 1918 (16 U.S.C. 703-712) and current guidelines published by the U.S. Fish and Wildlife Service's Utah Ecological Services Field Office, The Nature Conservancy shall avoid disturbing active nests of any of the 1,026 bird species (50 CFR 10.13) protected by the Act on the Property. The Nature Conservancy shall inspect trees for active nests prior to any trimming or removal

- and, to the extent possible, shall avoid conducting habitat-altering projects during peak breeding season from April through August.
- 7) In the event that at any time in the future The Nature Conservancy determines that the Property or any portion of the Property are no longer needed for the purposes for which it was intended as described above, the Property (or portions thereof) shall revert to the Mitigation Commission or its assigns. Such reversion back to the Mitigation Commission shall be confirmed by a recordable document that is agreeable to both the Mitigation Commission and The Nature Conservancy.
- 8) In the event the Mitigation Commission determines that there is any violation or breach of the conditions or restrictions herein contained by The Nature Conservancy, whether caused by legal or other inability to perform said conditions or restrictions, or otherwise, the Mitigation Commission shall give The Nature Conservancy written notice of such and The Nature Conservancy shall have a minimum of ninety (90) days, or any longer period that the parties subsequently agree, to correct the same. In the event that said violation or breach of conditions or restrictions cannot be corrected by The Nature Conservancy within such (90) day period, or other period agreed upon, The Nature Conservancy shall forfeit any and all right, title, and interest in only those portions of the Property in question, and such portions of the Property shall revert to the Mitigation Commission or its assigns. Such reversion back to the Mitigation Commission shall be confirmed by a recordable document that is agreeable to both the Mitigation Commission and The Nature Conservancy.

The disposing federal agency is the Utah Reclamation Mitigation and Conservation Commission.

WITNESS the hand of said Mitigation Commission this 21st day of December A.D., 2020.

UNITED STATES OF AMERICA

By: Mark A. Holden
Mark A. Holden, Executive Director
Utah Reclamation Mitigation and
Conservation Commission
Grantor

APPROVED AS TO LEGAL SUFFICIENCY

By: [Signature]
U.S. Department of the Interior
Office of the Regional Solicitor

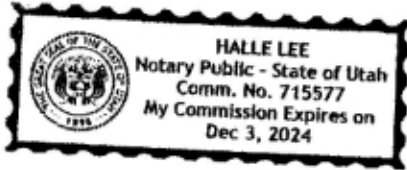
ACKNOWLEDGMENT

State of Utah)
)
County of Salt Lake)

On the 21 day of December, 2020, personally appeared before me Mark A. Holden, the signer of the foregoing Quitclaim Deed, who duly acknowledged to me that he is the Executive Director, Utah Reclamation Mitigation and Conservation Commission, and that he executed the same for and on behalf of the United States of America, and acknowledged the same to be the act and deed of the United States of America.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year first above written.

(SEAL)



Halle Lee
Notary Public in and for the
State of
Residing at 2070 E 2100 S GLL, UT 84109
My commission expires: 12/03/2024

Exhibit A – Legal Descriptions

Parcel GSL-(Mit.)-1 [H&O Property]

Davis County Parcel Nos. 12-113-0026 (Parent 12-113-0003)

A parcel of land in fee title, for Wetlands Mitigation Land, which is all of the East Half (E½) of the Northwest Quarter (NW¼) of Section Twenty-eight (28), Township Four (4) North, Range Two (2) West, Salt Lake Base and Meridian, consisting of Eighty (80.0) acres, more or less. Less and excepting any portion within 3700 South Street.

Parcel GSL-(Mit.)-2 [Higley]

Davis County Parcel Nos. 12-113-0002, 12-102-0042, 12-102-0043, 12-103-0023 (partial)

Parcel 1.

The West Half of the Northwest Quarter (W ½ NW ¼) of Section 28, Township 4 North, Range 2 West, Salt Lake Meridian.

LESS AND EXCEPTING any portion within 3700 South Street.

Parcel 2.

Beginning Twenty (20) chains West from the Southeast Corner of Section 20, Township 4 North, Range 2 West, Salt Lake Meridian, West Twenty (20) chains, North Twelve and Thirty Hundredths (12.30) chains, East Twenty (20) chains, South Twelve and Thirty Hundredths (12.30) chains to beginning.

LESS AND EXCEPTING any portion within 3700 South Street.

Parcel 3.

Beginning Southeast Corner Section 20, Township 4 North, Range 2 West, Salt Lake Meridian, West Twenty (20) chains, North Twelve and Thirty Hundredths (12.30) chains, East Twenty (20) chains, South Twelve and Thirty Hundredths (12.30) chains to beginning.

LESS AND EXCEPTING any portion within 3700 South Street and 3000 West Street.

Together with the following easement for right of way, to be used in common with Jenness Galbraith, over, upon and across the following described tract of land, commencing at a point 12.30 chains north from the Southeast corner of Section 20, Township 4 North, Range 2 West, Salt Lake Meridian, United States Survey, and running thence West 0.25 chains; thence North 2.33 chains; thence South 64°40' East 0.25 chains, more or less, to street; thence South 2.32 chains to the point of commencement, as disclosed by Warranty Deed recorded August 5, 1927 as Entry Number 41927, in Book 1-H of Liens and Leases, at Page 278.

Parcel 4.

Beginning at a point located North Seven Hundred Sixty (760.00) feet from the Southwest Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian with said

point being also on the West line of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, thence East Sixty (60.00) feet; thence North Two Hundred Forty-three and Seven Hundred Five Thousandths (243.705) feet; thence North $68^{\circ}08'00''$ West Sixty-four and Six Hundred Fifty-two Thousandths (64.652) feet to point on West line of said Section 21; thence South along section line Two Hundred Sixty-seven and Seven Hundred Eighty-five Thousandths (267.785) feet to point of beginning.

LESS AND EXCEPTING any portion within 3000 West Street.

Parcel GSL-(Mit.)-3A [Rid]

Davis County Parcel Nos. 12-112-0031, 12-112-0032)

Beginning at a point located 419.298 feet West of the Northeast Corner of Section 27, Township 4 North, Range 2 West, of the Salt Lake Base and Meridian; and running thence West 275 feet, thence South 3960 feet, thence East 275 feet, thence North 3960 feet to the Point of Beginning.

Parcel GSL-(Mit.)-6 [Morton Thiokol]

Davis County Parcel Nos. 12-100-0055, 12-100-0056, 12-101-0001, 12-101-0004)

A parcel of land in fee title, for Wetlands Mitigation, consisting of approximately Three Hundred Thirteen and Thirty-seven Hundredths (313.37) acres, more or less, located in Section Eighteen (18) and Section Nineteen (19), Township Four (4) North, Range Two (2) West, Salt Lake Base and Meridian, more particularly described as follows:

A Tract bounded by a line commencing at a point Thirteen Hundred Seven and One Tenth (1307.1) feet West from the Northeast corner of Lot 1, said Section 18, Township 4 North, Range 2 West; running thence South $5^{\circ}08'$ East Four Hundred Eighty (480) feet; thence South $35^{\circ}33'$ East Six Hundred Seventy and Two Tenths (670.2) feet; thence South $3^{\circ}23'$ West Nine Hundred Eleven and Three Tenths (911.3) feet; thence South $45^{\circ}26'$ East Four Hundred Ninety-two and Two Tenths (492.2) feet; thence South $34^{\circ}22'$ East Three Hundred Twenty-four and Two Tenths (324.2) feet; thence South 4° East Five Hundred Sixty-two (562) feet, thence South $54^{\circ}40'$ East Three Hundred Seventy (370) feet; thence due South Four Hundred Twenty-three and Three Tenths (423.3) feet; thence due West Four Hundred Fifty (450) feet; thence South Two Hundred Twenty-five (225) feet; thence South 76° East Five Hundred Fifteen and Four Tenths (515.4) feet; thence South $38^{\circ}05'$ East Nine Hundred Seventy-one and Fifty-two Hundredths (971.52) feet; thence South Two Hundred Sixty and Seven Tenths (260.7) feet; thence South $61^{\circ}30'$ West Three Hundred Ninety-six (396) feet; thence South 80° West Two Hundred Forty-one and Fifty-six Hundredths (241.56) feet; thence North Forty-six and Two Tenths (46.2) feet to South line of said Section; thence West to Great Salt Lake; northerly along the shore of said Lake to the North line of said Section and thence East to said point of beginning.

EXCEPTING therefrom the following: Beginning on the southerly line of a street which point is North $89^{\circ}50'18''$ West Fifteen Hundred (1500) feet along the Section line and South $0^{\circ}09'45''$ West Thirty-three (33) feet from the North Quarter corner of Section 18, Township 4 North,

Range 2 West, Salt Lake Base and Meridian, running thence South $0^{\circ}09'45''$ West Two Hundred Ninety and Four Tenths (290.4) feet, thence North $89^{\circ}50'18''$ West Three Hundred (300) feet, thence North $0^{\circ}09'45''$ East Two Hundred Ninety and Four Tenths (290.4) feet to the southerly line of said road, thence South $89^{\circ}50'18''$ East Three Hundred (300) feet along the southerly line of said road to the point of beginning.

ALSO,

Lots 1, 2, and 3 of Section 19, Township 4 North, Range 2 West.

AND, ALSO,

A Tract bounded by a line beginning at the Southeast corner of the Northeast Quarter of Section 19, Township 4 North, Range 2 West, running thence West 20 chains, thence North 20 chains, thence West 20 chains, thence North Six Hundred Forty-three and Five tenths (643.5) feet, thence East Sixteen Hundred Fifty (1650) feet, thence South Thirteen Hundred Three and Five Tenths (1303.5) feet, thence East Nine Hundred Ninety (990) feet, and thence South Six Hundred Sixty (660) feet to said point of beginning.

Parcel GSL-(Mit.)-10 [Hill]

Davis County Parcel No. 12-117-0022

Beginning at a point North $89^{\circ}46'35''$ West (Basis of Bearing) 1693.10 feet, prorated, (Deed = 25.59 chains) along the Section line and South $0^{\circ}06'41''$ West 979.22 feet from the Northeast corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point also being on the East line of that certain Deed recorded as Entry No. 452305 in Book 633, Page 87 of official records; thence South $0^{\circ}06'41''$ West 2907.11 feet along the East line of said Deed and parallel with the East line of said Section 36, to a point on line of that certain Boundary Line Agreement recorded as Entry No. 558876 in Book 815, Page 139 of official records; thence South $51^{\circ}20'47''$ West (Deed = South $51^{\circ}21'06''$ West) 367.96 feet along said Boundary Line Agreement; thence South $0^{\circ}06'41''$ West (Deed = South $0^{\circ}07'00''$ West) 1182.62 feet along said Boundary Line Agreement and its extension to the South line of said Section 36; thence North $89^{\circ}53'48''$ East 91.29 feet along said South line of Section 36; thence North $51^{\circ}20'47''$ East 2422.30 feet to the East line of said Section 36; thence North $0^{\circ}06'41''$ E 1134.96 feet along said Section line to a Davis County brass cap monument at the East Quarter Corner of Said Section 36; thence North $0^{\circ}06'41''$ East 1664.84 feet along said Section line; thence North $89^{\circ}46'35''$ West 1693.10 feet parallel with the North line of said Section 36, to the point of beginning.

Parcel GSL-(Mit.)-11 [Hill]

Davis County Parcel Nos. 12-117-0021, 112-117-0014

Beginning at a Davis County brass cap monument at the Northeast corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North $89^{\circ} 46' 35''$ West (Basis of Bearing) 1693.10 feet, prorated, (Deed = 25.59 chains) to the Northeast corner of that certain Deed recorded as Entry No. 452305 of Book 633, Page 87 of official records; thence South $0^{\circ} 06' 41''$ West 979.22 feet along the East line of said Deed and parallel with the East

line of said Section 36; thence 89° 46' 35" East 1693.10 feet parallel with the North line of said Section 36 to the East line of said Section 36; thence North 0° 06' 41" East 979.22 feet along the East line of said Section 36 to the point of beginning.

Parcel GSL-(Mit.)-12 [Flint]

Davis County Parcel No. 08-013-0008

Beginning at a point South 0°28'10" West 579.40 feet along the Section Line (Davis County= South 0°27'10" West) from the Northwest Corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian; Thence South 0°28'10" West 2036.54 feet along said Section Line to the West Quarter Corner of said Section 5; Thence South 89°43'28" East 1331.03 feet along the east-west center of section line to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 5; Thence North 0°13'24" East 1310.20 feet to the Northwest corner of said Southeast Quarter of the Northwest Quarter; Thence North 60°57'25" West 1509.22 feet to the point of beginning.

Together with: A 12 foot wide Right-of-Way (6 feet on either side of the centerline of said right-of-way), with the Southeast end of said right-of-way being on the Section Line, the centerline of said right-of-way being more particularly described as follows:

Beginning at a point South 0°27'10" West 832.35 feet along the Section Line (Basis of Bearing) from the Northeast Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence North 57°40'00" West 119.56 feet; thence North 52°34'09" West 97.10 feet, more or less, to the centerline and Southeast end of a Davis County Road.

Parcel GSL-(Mit.)-14 [J. Harvey]

Davis County Parcel Nos. 08-018-0015, 08-018-0017, 08-018-0018, 11-090-0024, 11-090-0025

PARCEL 1

Beginning at a fence corner, said point being South 89°45'37" East 609.80 feet along the Section Line (Basis of Bearing) and South 43°25'36" West 170.80 feet from the North Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence South 75°00'23" East 445.38 feet along a fence to a fence corner; thence North 41°34'08" East 349.73 feet along a fence; thence South 48°25'52" East 510.99 feet; thence North 82°45'38" East 398.63 feet to the center line of a road; thence South 50°07'28" East 256.90 feet along said center line; thence South 48°21'21" East 421.71 feet along said center line; thence South 54°23'54" East 17.66 feet along said center line to the extension of the westerly line of that certain Warranty Deed recorded as Entry No. 1635344, Book 2739, Page 997 of Official Records; thence South 31°48'21" West 698.73 feet along said extension and westerly line (Deed = South 31° West) to the South Line of Lot 1, of said Section 6; thence South 31°29'21" West 345.18 feet along said westerly line (Deed = South 30°41' West 5.23 chains); thence South 29°53'21" W 1194.78 feet along said westerly line (Deed = South 29°05' West) to the northerly line of that certain Auditor's Tax Deed recorded as Entry No. 28600, Book C, Page 62 of Official Records; thence North 71°01'17" West 1292.30 feet along said northerly line

(Deeds = North 71°21' West) to the north line of that certain Special Warranty Deed recorded as Entry No. 672681, Book 991, Page 34, of Official Records; thence North 59°00'00" West 588.00 feet along said north line (Deed = North 59° West); thence North 74°00'00" West 707.09 feet along said north line to a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 344, of Official Records; thence North 39°41'51" East 1594.36 feet along said fence line and boundary line to a fence corner; thence South 41°22'28" East 151.33 feet along said fence line and boundary line to a fence corner; thence North 43°27'17" East 675.56 feet along said fence line and boundary line to the point of beginning.

PARCEL 2

Beginning at a point on a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 44, of Official Records, said point being North 89°45'41" West 10.65 feet along the Section Line (Basis of Bearing) from the North Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence South 42°23'16" West 394.24 feet along said fence and boundary line to a fence corner; thence North 33°53'33" West 256.18 feet along said fence and boundary line to a fence corner; thence South 71° 38'18" West 20.01 feet along said fence line and boundary line to a fence corner; thence South 45°41'06" West 846.06 feet along said fence line and boundary line to the northerly line of that certain Warranty Deed recorded as Entry No. 1562925, Book 2590, Page 997, of Official Records; thence North 34°57'41" West 314.36 feet along said northerly line (Deed= North 35°12' West) to the easterly line of that certain Warranty Deed recorded as Entry No. 1553090, Book 2571, Page 1110, of Official Records; thence North 47°49'10" East 627.56 feet along said easterly line; thence South 89°45'41" East 42.72 feet along said easterly line; thence North 47°35'23" East 1745.14 feet along said easterly line to the center line of a road; thence South 39°47'24" East 368.16 feet along said center line to the extension of said fence line and boundary line; thence South 42°23'16" West 1214.49 feet along said extension and fence line to the point of beginning.

Parcel GSL-(Mit.)-15 [Wilma Pagel

Davis County Parcel Nos. 12-112-0025, 12-112-0026

Beginning at the Northeast corner of that certain Quit Claim Deed recorded as Entry No. 150885 in Book 94 at Page 227 of official records, said point being West 18.8525 chains along the section line (North 89°59'45" West 1253.60 feet measured) from the Northeast corner Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian, thence South 60.00 chains along the East line of said deed to the South line of the North half of the Southeast quarter of said Section 27 (South 0°13'10" West 2633.26 feet and South 0°12'53" West 1320.72 feet measured); thence West 4.1665 chains along said South line to the Southwest corner of said deed to a point that is 16.98 chains East of the North-South center of section line, said point also being the Southeast corner of the certain Warranty Deed recorded as Entry No. 7134 in Book O at Page 351 of Official Records (North 89°53'30" West 276.73 feet measured); thence North 60.00 chains along the West line of said Quit Claim Deed, parallel with said North-South center of Section line to the Northwest corner of said Quit Claim Deed and the Northeast corner of said Warranty Deed, said point also being the North line of said Section 27 (North 0°12'48" East 3953.47 feet

measured); thence East 4.1665 chains along the North line of said Section 27 to the point of beginning (South 89°59'45" East 277.05 feet measured).

Parcel GSL-(Mit.)-16 [Orion Pagel]

Davis County Parcel Nos. 12-112-0027, 12-112-0028

Beginning at the Northeast Corner of that certain Quit-Claim Deed recorded as Entry No. 150885, Book 94, Page 227 of Official Records, said point being West 18.8525 chains along the Section Line (North 89°59'45" West, 1253.60 feet measured) from the Northeast Corner of Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 60.00 chains along the East Line of said deed to the South Line of the North Half of the Southeast Quarter of said Section 27 (South 0°13'10" West, 2633.26 feet and South 0°12'53" West, 1320.72 feet measured); thence East 4.1665 chains along said South Line (South 89°53'30" East, 276.73 feet measured); thence North 60.00 chains to the North Line of said Section 27 (North 0°12'59" East, 1320.68 feet and North 0°13'32" East, 2633.80 feet measured); thence West 4.1665 chains along the North Line of said Section 27 to the point of beginning (North 89°59'45" West, 277.05 feet measured).

(The basis of bearing for this survey is North 0°12'48" East between found Davis County monuments at the South quarter corner and North quarter corner of Section 27, Township 4 North, Range 2 West, SLB&M.)

Parcel GSL-(Mit.)-17 [Grant Smith]

Davis County Parcel Nos. 12-112-0003, 12-112-0004

Beginning at a point marked by an existing fence corner post on an old fence line marking the South line of Gentile Street, said point being South 27.22 feet and East 850.77 feet from a brass cap marking the Northwest corner of Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian, (a brass cap marking the North ¼ corner of said section lies South 89°59'02" East 2653.30 feet from the said Northwest corner of said section); and running thence South 89°51'07" East 600.90 feet along an old fence marking the South line of Gentile Street to a point marked by an aluminum cap; thence South 0°19'00" West 2596.15 feet to a point on an old fence marked by an aluminum cap; thence North 89°56'36" West 600.61 feet along an existing fence to an existing fence corner; thence North 0°18'37" East 2597.12 feet to the point of beginning.

Together with that portion of land lying East of the following described boundary line: A fence line through part of the Northwest quarter of Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian. Beginning at a point South 89°59'02" East 850.00 feet along the section line from the Northeast corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°19'24" West 2627.21 feet to the point of beginning.

Parcel GSL-(Mit.)-18 [Bankhead]

Davis County Parcel Nos. 12-111-0126

Beginning at a Davis County brass cap monument at the Center of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South $0^{\circ}12'32''$ West 2639.89 feet along the North-South Center of Section Line to a Davis County brass cap monument at the South Quarter Corner of said Section 26; thence North $89^{\circ}53'45''$ West 2646.84 feet along the Section Line to a Davis County brass cap monument at the Southwest Corner of said Section 26; thence North $0^{\circ}13'12''$ East 1320.57 feet along the Section Line to the Northeast Corner of the South Half of the Southeast Quarter of Section 27, Township 4 North, Range 2 West Salt Lake Base and Meridian; thence North $89^{\circ}53'36''$ West 6.353 chains (prorated distance = 421.96 feet) along the North Line of the South Half of the Southeast Quarter of said Section 27 to the west line of that certain Warranty Deed recorded as Entry No. 63198, Book 1-N, Page 396 of official records; thence North $0^{\circ}13'04''$ East 1320.62 feet along said west line to the East-West Center of Section Line of said Section 27; thence North $0^{\circ}14'10''$ East 258.87 feet along said west line to the northwest corner of that certain Warranty Deed recorded as Entry No. 218100, Book 203, Page 335 of official records, said point being 36.00 chains south of the North Line of said Section 27; thence South $89^{\circ}59'51''$ East 6.353 chains (prorated distance of 422.06 feet) parallel with the north line of said Section 27, to the west line of said Section 26; thence South $0^{\circ}14'44''$ West 259.69 feet along the Section Line to a Davis County brass cap monument at the West Quarter Corner of said Section 26; thence South $89^{\circ}52'08''$ East 2646.33 feet along the East-West Center of Section Line of said Section 26 to the point of beginning.

Parcel GSL-(Mit.)-20 [Malcolm Harvey]

Davis County Parcel Nos. 08-017-0009, 08-017-0010, 11-090-0023)

Beginning at a point on a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 344, of Official Records, said point being North $89^{\circ}45'41''$ West 10.65 feet along the Section Line (Basis of Bearing) from the North Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence South $42^{\circ}23'16''$ West 394.24 feet along said fence and boundary line to a fence corner; thence North $33^{\circ}53'33''$ West 256.18 feet along said fence and boundary line to a fence corner; thence South $71^{\circ}38'18''$ West 20.01 feet along said fence line and boundary line to a fence corner; thence South $45^{\circ}41'06''$ West 846.06 feet along said fence line and boundary line to the northerly line of that certain Warranty Deed recorded as Entry No. 1562925, Book 2590, Page 997, of Official records; thence South $34^{\circ}57'41''$ East 22.86 feet along said northerly line (Deed= South $35^{\circ}12'$ East) to the easterly line of said Deed; thence South $51^{\circ}18'11''$ West 1367.61 feet along said easterly line (Deed= South $51^{\circ}15'$ West) to the northeasterly line of that certain Special Warranty Deed recorded as Entry No. 672681, Book 991, Page 34, of Official Records; thence South $84^{\circ}00'00''$ East 599.26 feet along said northeasterly line (Deed= South 84° East); thence South $74^{\circ}00'00''$ East 427.86 feet along said northeasterly line (Deed = South 74° East) to a fence line and said boundary line; thence North $39^{\circ}41'51''$ East 1594.36 feet along said fence line and boundary line to a fence corner; thence South $41^{\circ}22'28''$ East 151.33 feet along said fence line and boundary line to a fence corner; thence North $43^{\circ}27'17''$ East 675.56 feet along said fence line and boundary line to a fence corner; thence North $43^{\circ}25'36''$ East 904.04 feet along said fence line and boundary line and its extension to the center line of a road;

thence North 39°47'24" West 477.75 feet along said center line to the extension of a fence line and said boundary line; thence South 42°23'16" West 1214.49 feet along said extension and fence line to the point of beginning.

Parcel GSL-(Mit.)-21 [Bankhead 2]

Davis County Parcel Nos. 12-111-0110, 12-111-0111, 12-111-0113, 12-111-0125)

Beginning at a point South 89° 53'55" East 386.00 feet along the section line (basis of bearing) from the Northwest corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 0°14'23" East 638.40 feet parallel with the West line of Section 23 of said Township 4 North, Range 2 West, to the Southwesterly line of the Layton Canal; thence along said Southwesterly line of the Layton Canal the following seven courses:

- 1) South 52°43'30" East 594.77 feet to the beginning of a 60.00-foot radius curve, the center of which bears South 37°16'30" West;
- 2) Southeasterly 41.89 feet along said curve to the right through a central angle of 40°00'00" (chord bearing= South 32°43'30" East 41.04 feet);
- 3) South 12°43'30" East 73.70 feet to the beginning of a 90.00-foot radius curve, the center of which bears North 77°16'30" East;
- 4) Southeasterly 58.93 feet along said curve to the left through a central angle of 37°31'00" (chord bearing= South 31°29'00" East 57.88 feet);
- 5) South 50°14'30" East 113.70 feet to the beginning of a 10.00-foot radius curve, the center of which bears South 39°45'30" West;
- 6) Southeasterly 8.78 feet along said curve to the right through a central angle of 50°18'00" (chord bearing= South 25°05'30" East 8.50 feet);
- 7) South 0°03'30" West 43.11 feet to the North line of said Section 26;

thence South 89°53' 55" East 216.11 feet along said Section line to a point on the extension of a fence line and the Southwesterly line of the old bluff road, said point also being 1406.97 feet West of the North quarter corner of said Section 26; thence South 52°08'53" East 1050.94 feet along said fence line and Southwesterly line of the old bluff road to the West line of that certain Quit-Claim Deed recorded as Entry No. 1579820, Book 2624, Page 946 of official records, said point being 574.80 feet West of the North-South center of section line; thence South 0°12'32" West 494.71 feet parallel with said North-South center of section line (deed= South 0°13'08" West) to the Southwest corner of said Quit-Claim Deed; thence South 52°23'17" East 723.58 feet along the Southwesterly line of said Quit-Claim Deed (Deed = South 52°22'41" East) to said North-South center of section line; thence South 0°12'32" West 1058.34 feet along said North-South center of section line to a Davis County brass cap monument at the center of said Section 26; thence North 89°52'08" West 1986.33 feet along the East-West center of section line to a point 660.00 feet South 89°52'08" East of a Davis County brass cap monument at the West quarter corner of said Section 27; thence North 0°14'44" East 2636.03 feet parallel with the West line of said Section 26 to said North line of Section 26; thence North 89°53'55" West 274.00 feet to the point of beginning. Less and excepting that road known as Gentile Street (66 feet wide).

EXHIBIT "B"

**Legal Descriptions of Approximately 16.19 Acres that
The Nature Conservancy is authorized to dispose to UDOT**

UDOT Parcel R199:486:A (A Portion of Davis County Tax ID No.12-111-0113)

A parcel of land in fee, being part of an entire tract of property, situate in the NW1/4 NW1/4 and the NE1/4 NW1/4 of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said parcel of land are described as follows:

Beginning at a point in the North Section line of said Section 26, at a point 150.00 feet perpendicularly distant southwesterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1588+29.65, which point is 698.85 feet S.89°53'55"E. along the Section line from the Northwest corner of said Section 26; and running thence S.89°53'55"E. 437.91 feet along said Section line to a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1584+88.85; thence S.50°59'52"E. 1197.16 feet, parallel with said right of way control line, to the easterly boundary line of said entire tract at a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1572+91.69; thence S.00°12'32"W. 352.83 feet along said easterly boundary line to a point 150.00 feet perpendicularly distant southwesterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1570+70.64; thence N.50°59'52"W. 1759.01 feet, parallel with said right of way control line, to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate above bearings 00°21'39" clockwise to equal Highway bearings)

The above described parcel of land contains 391,996 square feet in area or 8.999 acres, more or less.

Subject to all oil, gas, coal, and other minerals reserved to or outstanding in third parties as of the date of this deed, in and under said lands, together with the right of ingress and egress at all times for the purpose of mining, drilling, and exploring said lands for oil, coal, gas and other minerals and removing the same, and

Subject to the rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits or pipelines on, over, or across said lands in existence on such date.

UDOT Parcel R199:486 (A Portion of Davis County Tax ID No.12-111-0113)

A parcel of land in fee, being part of an entire tract of property, situate in the NW1/4 NW1/4 and the NE1/4 NW1/4 of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the North Section line of said Section 26 and the northeasterly right of way and no-access line of said Project, at a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1584+88.85, which point is 1136.77 feet S.89°53'55"E. along the Section line from the Northwest corner of said Section 26; and running thence S.89°53'55"E. 100.91 feet along said Section line to the easterly boundary line of said entire tract at a point 188.37 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1584+10.32; thence along said easterly boundary line the following two (2) courses and distances: (1) S.52°08'53"E. 1050.94 feet; (2) thence S.00°12'32"W. 108.38 feet to said northeasterly right of way and no-access line of said Project at a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1572+91.69; thence N.50°59'52"W. 1197.16 feet, parallel with said right of way control line, to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 79,671 square feet in area or 1.829 acres, more or less.

(Note: Rotate above bearings 00°21'39" clockwise to equal Highway bearings)

Subject to all oil, gas, coal, and other minerals reserved to or outstanding in third parties as of the date of this deed, in and under said lands, together with the right of ingress and egress at all times for the purpose of mining, drilling, and exploring said lands for oil, coal, gas and other minerals and removing the same, and

Subject to the rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits or pipelines on, over, or across said lands in existence on such date.

UDOT Parcel R199:502-All (Davis County Parcel ID No. 12-108-0286)

Beginning at a point South 89° 53'55" East 386.00 feet along the section line (basis of bearing) from the Northwest corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 0°14'23" East 638.40 feet parallel with the West line of Section 23 of said Township 4 North, Range 2 West, to the Southwesterly line of the Layton Canal; thence along said Southwesterly line of the Layton Canal the following seven courses:

- 1) South 52°43'30" East 594.77 feet to the beginning of a 60.00-foot radius curve, the center of which bears South 37°16'30" West;
- 2) Southeasterly 41.89 feet along said curve to the right through a central angle of 40°00'00" (chord bearing= South 32°43'30" East 41.04 feet);
- 3) South 12°43'30" East 73.70 feet to the beginning of a 90.00-foot radius curve, the center of which bears North 77°16'30" East;
- 4) Southeasterly 58.93 feet along said curve to the left through a central angle of 37°31'00" (chord bearing= South 31°29'00" East 57.88 feet);
- 5) South 50°14'30" East 113.70 feet to the beginning of a 10.00-foot radius curve, the

center of which bears South 39°45'30" West;
6) Southeasterly 8.78 feet along said curve to the right through a central angle of 50°18'00" (chord bearing= South 25°05'30" East 8.50 feet);
7) South 0°03'30" West 43.11 feet to the North line of said Section 26;
thence North 89°53' 55" West 635.57 feet along said Section line to the point of beginning.

Subject to all oil, gas, coal, and other minerals reserved to or outstanding in third parties as of the date of this deed, in and under said lands, together with the right of ingress and egress at all times for the purpose of mining, drilling, and exploring said lands for oil, coal, gas and other minerals and removing the same, and

Subject to the rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits or pipelines on, over, or across said lands in existence on such date.

The above described parcel of land contains 218,323 square feet in area or 5.012 acres, more or less.

Parcel GSL-(Mit.)-2 [Higley] – Parcel 4. (A Portion of Davis County Tax ID No. 12-103-0023)

Beginning at a point located North Seven Hundred Sixty (760.00) feet from the Southwest Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian with said point being also on the West line of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, thence East Sixty (60.00) feet; thence North Two Hundred Forty-three and Seven Hundred Five Thousandths (243.705) feet; thence North 68°08'00" West Sixty-four and Six Hundred Fifty-two Thousandths (64.652) feet to point on West line of said Section 21; thence South along section line Two Hundred Sixty-seven and Seven Hundred Eighty-five Thousandths (267.785) feet to point of beginning.

LESS AND EXCEPTING any portion within 3000 West Street.

The above described parcel of land contains 0.35 acres, more or less.

at 10⁶⁰ A, M. Fee Paid \$16.50 CAROL DEAN PAGE, DAVIS COUNTY RECORDER

by Grace Van Sweden Dep. Book 991 Page 34 Ref.:

Mail tax notice to The Nature Conservancy Address 156 Second Street
San Francisco, Cal.

672681 SPECIAL WARRANTY DEED ⁹⁴¹⁰⁵

[CORPORATE FORM]

Morton Thiokol, Inc., successor in interest to Morton-Norwich Products, Inc. by a name change made on September 24, 1982, a corporation organized and existing under the laws of the State of ~~Utah~~ Delaware, with its principal office at City of Chicago, of County of Cook, State of ~~Utah~~ Illinois, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

The Nature Conservancy, a non-profit corporation organized and existing under the laws of the District of Columbia, with its principal office at Arlington, County of Arlington, State of Virginia

grantee for the sum of ~~DOLLARS~~ Ten and No/100 Dollars (\$10.00) and other good and valuable consideration ~~DOLLARS~~ the following described tract of land in Davis County, State of Utah:

Consisting of approximately 1,192 acres and described on Exhibit "A", attached hereto and made a part hereof.

Subject to restrictions and exceptions of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 18th day of May, A. D. 1984

Attest:
Rita L. Ellis
Asst. Secretary.

MORTON THIOKOL, INC.
By John R. Bowen
Vice President.

[CORPORATE SEAL]

STATE OF ~~UTAH~~ ILLINOIS
County of COOK } ss.

On the 18th day of May, A. D. 1984 personally appeared before me JOHN R. BOWEN and RITA L. ELLIS who being by me duly sworn did say, each for himself, that he, the said JOHN R. BOWEN is the VICE president, and she, the said RITA L. ELLIS is the SECRETARY of MORTON THIOKOL, INC., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said JOHN R. BOWEN and RITA L. ELLIS each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Felipe F. Mikaitis
Notary Public.

My commission expires FEB. 18, 1987 My residence is Chicago, Illinois

Platted
Abstracted
On Margin
Indexed
Compared
Entered

EXHIBIT A
TO
SPECIAL WARRANTY DEED
MORTON THIOKOL, INC. - GRANTOR
THE NATURE CONSERVANCY - GRANTEE

35

Parcel #1680

Legal Description: That portion of the SW $\frac{1}{4}$ of Section 5, Township 3 North, Range 1 West lying Northeast of the Shore of Great Salt Lake and Northwest and Southwest of the lines described as follows: beginning at a point North 40° West 1.2 chains from a point on the South line of said Section, 14 chains West of the Southeast corner of the SW $\frac{1}{4}$ of said Section, running thence North 35° 50' East 0.76 chains, North 40° West 23.53 chains, North 38° West to the West line of said Section, commencing again at said point of beginning and running thence South 35° 50' West to the South line of said Section, containing 3.05 acres more or less.

Parcel #1691

Legal Description: A tract of land bounded by a line commencing 22.75 chains South of the Northwest corner of Section 6, Township 3 North, Range 1 West, S.L.M., running thence South 84° East 69.2 rods; South 74° East 68 rods; South 59° East 80 rods; South 76° East 30 chains; South to Great Salt Lake; Northwest along the Shore of said Lake to the West line of said Section; thence North to the point of beginning, containing 9.508 acres more or less.

Parcel #1698

Legal Description: Lot 1 of Section 8, Township 3 North, Range 1 West, containing 8.40 acres more or less.

Parcel #1713

Legal Description: Tract bounded by a line commencing at a point which is North 88° 25' West 13.25 chains, South 24° East 10.80 chains and South 71° 45' West 14 chains from the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, running thence South 45° 45' East 2.45 chains, South 42° 45' East 15 chains, South 37° East 16.25 chains, West to Shore of Great Salt Lake, Northwesterly along the Shore of said Lake to its intersection with a line running South 71° 45' West from said point of beginning, and thence North 71° 45' East to said point of beginning, Township 3 North, Range 1 West, containing 15.00 acres more or less.

Parcel #1891

Legal Description: A tract bounded by a line commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 15, Township 3 North, Range 1 West, S.L.M., and running thence East 10° N 29 rods; thence South 10° East 54 rods; thence West 10° South 29 rods; thence North 10° West 54 rods to the place of beginning. (LESS THE FOLLOWING: A tract of land situated in Lot 1 of Section 15, Township 3 North, Range 1 West, S.L.M., described as follows: Beginning on the southerly boundary line of the Grantors' land and the southwesterly boundary line of the Grantees' corridor at a point 2144 feet south and 503 feet east, more or less, from the northwest corner of Section 15, Township 3 North, Range 1 West, S.L.M., and running thence South 80° 00' West 180.5 feet along the southerly boundary line of said land, thence North 37° 36' West 374 feet, more or less, to the westerly boundary line of said land, thence North 10° 00' West 345.4 feet along said westerly boundary line to the southwesterly boundary line of said corridor, thence South 37° 36' East 764 feet, more or less, along said southwesterly boundary line to point of beginning; containing 2.090 acres.) The remaining tract contains an aggregate of 7.70 acres more or less.

08-064-0005
NW 15-30-1W

Parcel #1988

Legal Description: A tract bounded by a line commencing at the Southwest corner of Section 26, Township 3 North, Range 1 West, and running thence North 4 rods, thence East 240 rods, thence South 4 rods, thence West 240 rods to beginning, containing 6.00 acres more or less.

08-081-0016
S 26-30-1W

Parcel #1993

Legal Description: Lot 1 of Section 34; Township 3 North, Range 1 West, containing 1.86 acres more or less.

08-084-0001
NE 34-30-1W

Parcel #1975

Legal Description: Lots 1, 2 and 3 of Section 35, Township 3 North, Range 1 West, containing 83.20 acres more or less.

08-084-0002
NE 35-34-1W

Parcel #2122

Legal Description: Lot 1 of Section 1, Township 3 North, Range 2 West, containing 40.86 acres more or less.

08-095-0001
NE 1-20-2W

Parcel #3136

Legal Description: The Southwest Quarter (except portion covered by Great Salt Lake) and the South half of the Southeast Quarter of Section 27, Township 4 North, Range 2 West, containing 228.30 acres more or less.

12-112-0007
S 27-4N-2W

Parcel #3142

37

Legal Description: Lots 1, 2, 3 and 4 of Section 28, Township 4 North, Range 2 West. (LESS THE FOLLOWING: Beginning at a point which is South 89° 57' 35" East 106.86 feet along the quarter Section line and South 325.89 feet from the West quarter corner of Section 28, Township 4 North, Range 2 West, Salt Lake Base and Meridian; and running thence South 79° 36' 50" East 2760.56 feet to the P.C. of a 20.0 foot radius curve to the left with a central angle of 48° 11' 20", thence along the arc of said 20.0 foot radius curve a distance of 16.82 feet to the P.T. of said curve and the P.C. of a 40.0 foot radius curve to the right with a central angle 276° 22' 40", thence along the arc of said 40.0 foot radius curve a distance of 192.95 feet to the P. T. of said curve and the P.C. of a 20.0 foot radius curve to the left with a central angle of 48° 11' 20", thence along the arc of said 20.0 foot radius curve a distance of 16.82 feet to the P.T., thence North 79° 36' 50" West 2760.56 feet to the P.C. of a 20.0 foot radius curve to the left with a central angle of 48° 11' 20", thence along the arc of said 20.0 foot radius curve a distance of 16.82 feet to the P.T. and the P. C. of a 40.0 foot radius curve to the right with a central angle of 276° 22' 40", thence along the arc of said 40.0 foot radius curve to the right a distance of 192.95 feet to the P.T. and the P. C. of a 20.0 foot radius curve to the left with a central angle of 48° 11' 20", thence along the arc of said 20.0 foot radius curve to the left a distance of 16.82 feet to the P.T. of said curve and the point of beginning, 2.779 acres.) The remaining tract contains an aggregate of 185.621 acres more or less.

Also together with an easement for vehicular ingress to and egress from the above described real property running along the existing gravel roadway that extends Northerly from approximately the center of the above described real property to the North boundary line of Morton-Norwich Products, Inc. property, a distance of approximately 820 feet.

Parcel #3144

Legal Description: All of Section 29, Township 4 North, Range 2 West, lying North and East of Great Salt Lake, containing 366.20 acres more or less.

Parcel #3145

Legal Description: Lots 1 and 2 of Section 34, Township 4 North, Range 2 West. containing 86.40 acres more or less.

12-112-0001
S/2 27-4N-2W

12-114-0001
20143 27-4N-2W

12-115-0001
1/2 34 4N-2W

12-116-0001
W2 35-41-2-10

Parcel #3147

38

Legal Description: Lots 1, 2, and the North half of the Northwest Quarter of Section 35, Township 4 North, Range 2 West, containing 150.00 acres more or less.

The above described parcels comprising a total of 1,192.09 acres more or less.

08-017-0002
11-081-0003, 0004, 0005
11-081-0006, 0008
12-117-000, 0003, 0004

NW 6 3000
W 1/2 31 40 100
E 1/2 36 40 200

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

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

Warranty Deed

E 1542925 B 2590 P 997
SHERYL L. WHITE, DAVIS CNTY RECORDER
1999 DEC 8 3:07 PM FEE 39.00 DEP JB
REC'D FOR BACKMAN-STEWART TITLE SERVICES

FOR VALUE RECEIVED, THE GRANTORS, JOSEPH F. HILL not individually but as General Partner of the Joseph F. and Rozanna S. Hill Family Limited Partnership, created by Joseph F. Hill as general partner and Rozanna S. Hill as limited partner; the RFH FAMILY ENTERPRISES, LLC, a Utah limited liability company; RICHARD F. HILL, as trustee of the Jerry A. Hill 1998 Charitable Remainder Unitrust u/a/d October 2, 1998; RICHARD F. HILL, as trustee of the Tracy A. Hill 1998 Charitable Remainder Unitrust u/a/d October 2, 1998; RICHARD F. HILL, as trustee of the Jennifer H. Whittaker 1998 Charitable Remainder Unitrust u/a/d October 2, 1998; and RICHARD F. HILL, as trustee of the Jeffrey A. Hill 1998 Charitable Remainder Unitrust u/a/d October 2, 1998 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.

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 12-3-99, 1999.

E 1562925 B 2590 P 998

GRANTORS: JOSEPH F. HILL NOT INDIVIDUALLY BUT AS GENERAL PARTNER OF

THE JOSEPH F. AND ROZANNA S. HILL FAMILY LIMITED PARTNERSHIP CREATED BY JOSEPH F. HILL AS GENERAL PARTNER AND ROZANNA S. HILL AS LIMITED PARTNER

By: Joseph F. Hill
Joseph F. Hill, General Partner

RICHARD F. HILL, AS TRUSTEE OF THE TRACY A. HILL 1998 CHARITABLE REMAINDER UNITRUST u/a/d OCTOBER 2, 1998

By: Richard F. Hill
Richard F. Hill, Trustee

THE RFH FAMILY ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY, 1000 W. 1000 S. SALT LAKE CITY, UTAH 84143

By: Richard F. Hill
Richard F. Hill, Manager

RICHARD F. HILL, AS TRUSTEE OF THE JENNIFER H. WHITTAKER 1998 CHARITABLE REMAINDER UNITRUST u/a/d OCTOBER 2, 1998

By: Richard F. Hill
Richard F. Hill, Trustee

RICHARD F. HILL, AS TRUSTEE OF THE JERRY A. HILL 1998 CHARITABLE REMAINDER UNITRUST u/a/d OCTOBER 2, 1998

By: Richard F. Hill
Richard F. Hill, Trustee

RICHARD F. HILL, AS TRUSTEE OF THE JEFFREY A. HILL 1998 CHARITABLE REMAINDER UNITRUST u/a/d OCTOBER 2, 1998

By: Richard F. Hill
Richard F. Hill, Trustee

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ACKNOWLEDGEMENT PAGE FOLLOWS

**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 at a point South 0° 15' West 1584.0 feet and East 136.0 feet and North 24° 55' East 72.45 feet from the Northwest corner of Section 6, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence South 84° East 385.37 feet to a point North 51° 15' East of a point 6.38 chains South 0° 46' West 25.3 chains South 39° 39' West and North 63° 26' West 4.35 chains and West 12.15 chains from the North quarter of said Section 6; thence North 51° 15' East 1360.56 feet to a point South 35° 12' East of a point 23.04 chains West of said North quarter corner; thence North 35° 12' West 816.42 feet to the North line of said Section 6; thence East 200.7 feet more or less, to the Southwest corner of the East half of the Southwest quarter of Section 31, Township 4 North, Range 1 West, Salt Lake Meridian, thence North 141.9 feet; thence North 52° 30' East 458.7 feet to a point 2.35 chains South and 18.1 chains South 52° 30' West of the Northeast corner of the South half of the Southwest quarter of said Section 31; thence North 39° 15' West 371.6 feet; thence North 25° 30' East 217.8 feet; thence North 21° East 739.2 feet; thence North 62° 40' East 807.8 feet to the center of a street at a point 10.05 chains West and 10.95 chains South 40° 15' East of the Northeast corner of the Southwest quarter of said Section 31; thence North 40° 15' West 250.4 feet along the center of said Street; thence South 54° 20' West 806.0 feet; thence South 24° 55' West 3575.55 feet to the point of beginning.

DB - 017 - 0002

PARCEL 2:

Beginning at a point which is North 89° 53' West 242.0 feet from the Southeast corner of Section 36, Township 4 North, Range 2 West, Salt Lake Meridian, and running thence North 89° 53' West 1738.0 feet; thence North 0° 07' East parallel to the East line of Section 36 a distance of 1175.2 feet to an old fence line; thence North 51° 21' 06" East 3002.71 feet along the old fence line; thence North 78° 38' 12" East 970.82 feet along the old fence line; thence South 0° 06' 20" East 558.0 feet along an old fence line; thence South 89° 18' 40" East 641.34 feet along an old fence line; thence South 28° 26' West 34.47 feet along the Westerly line of a road; thence South 40° 15' East 36.85 feet along the Westerly line of said road; thence South 43° 56' 34" West 831.04 feet along an old existing fence line; thence South 38° 56' 10" West 2600.52 feet along the old fence line to the point of beginning.

11 - 089 - 0001

PARCEL 3:

Beginning at the Southwest corner of Section 31, Township 4 North, Range 1 West, Salt Lake Meridian, and running thence West 242.0 feet along the South line of Section 36,

Township 4 North, Range 2 West; thence North 39° 51' East 2570.0 feet; thence North 45° 23' East 836.0 feet, more or less, to the South line of a road; thence South 40° 15' East 250.3 feet along said road; thence South 48° 30' West 816.0 feet; thence South 30° 20' West 3072.0 feet, more or less, to the West line of Section 6, Township 3 North, Range 1 West, at a point South 0° 15' West 816.0 feet from the Northwest corner thereof; thence North 0° 15' East 816.0 feet to the point of beginning.

11-029-0008

PARCEL 4:

E 1562925 S 2590 P 1000

Beginning at a point 603.8 feet North along the quarter section line of the Southeast corner of the West half of the Northwest quarter of Section 31; Township 4 North, Range 1 West, Salt Lake Meridian, and running thence North 2040.4 feet, more or less, along the East line of the West half of said Northwest quarter to the North line of said Section; thence West 1996.88 feet along said Section line to a point 681.10 feet West along the Section line from the Northeast corner of Section 36, Township 4 North, Range 2 West, Salt Lake Meridian; thence South 0° 05' West 3070.4 feet, more or less, to a point South 51° 21' 06" West of a point 2765.17 feet North 0° 7' East of the Southeast corner of said Section 36; thence North 51° 21' East 868.2 feet, more or less, to said point; thence North 51° 21' East 463.4 feet, more or less, to a point South 78° 38' 12" West from the point of beginning; thence North 78° 38' 12" East 974 feet to the point of beginning.

11-067-0023,45,46 12-117-0013,14

EXCEPTING THEREFROM: Beginning at a point 46.07 feet East along the Section line from the Northwest corner of said Section 31, and running thence East along the Section line 605.0 feet; thence South 532.78 feet; thence North 64° 49' West 149.18 feet; thence West 320.0 feet; thence North 178.9 feet; thence West 150 feet; thence North 290.4 feet to the point of beginning.

ALSO LESS AND EXCEPTING THE FOLLOWING:

Beginning at a point South 89° 42' 35" East (basis of bearing) 651.07 feet along the section line (Davis County = North 89° 57' 40" East) from the Davis County brass cap monument at the Northwest corner of Section 31, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said point of beginning also being the Northeast corner of that certain property evidenced by Deed recorded as Entry No. 437309 in Book 607 at Page 449 of the Official Records; thence South 0° 17' 25" West 580.80 feet along the East line of said property and its extension (prior Deed = South); thence South 89° 42' 35" East 150.00 feet; thence North 0° 17' 25" East 580.80 feet to a point on said North line of Section 31; thence North 89° 42' 35" West along the section line 150.00 feet to the point of beginning.

ALSO LESS AND EXCEPTING THE FOLLOWING:

Beginning at a point South 89° 42' 35" East (basis of bearing) 801.07 feet along the section line (Davis County = North 89° 57' 40" East) from the Davis County brass cap monument at the Northwest corner of Section 31, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South 0° 17' 25" West 857.95 feet; thence South 89° 42'

35" East 507.38 feet to the East line of the West half of the Northwest quarter of said Section 31; thence along said East line North 0° 20' 13" East 857.95 feet to the Northeast corner of said West half of the Northwest quarter of Section 31, said point being North 89° 42' 35" West along the section line 1322.37 feet (prorated) from the Davis County brass cap monument at the Northeast corner of said Section 31; thence North 89° 42' 35" West along the section line 508.08 feet to the point of beginning.

E 1542925 B 2590 P 1001

PARCEL 5:

Commencing 10.32 chains West from the Northeast corner of Section 36, Township 4 North, Range 2 West, Salt Lake Meridian, and running thence South 0° 08' West 3084.18 feet, more or less, to a fence line as described by Boundary Line Agreement in Book 815, Page 139 of official records; thence South 51° 21' 06" West 19.56 chains along said fence line; thence North 3876.17 feet; thence East 15.27 chains to the point of beginning.

12-117-0010

TOGETHER WITH all mineral rights; all water, water rights, water appropriations, ditches, ditch rights-of-way and ditch rights as heretofore used and enjoyed in connection with the above-described lands; and all other surface and subsurface rights associated with or appurtenant to the above-described lands, including but not limited to 15 shares of Stevenson Ditch stock.

EXHIBIT B
EXCEPTIONS TO TITLE

E 1562925 B 2590 P 1002

1. Any charge and or assessments that may be levied by Layton City, the Weber Basin Water District, North Davis Sewer District and Special Service Area District.
2. 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 25, 1974 as Entry No. 402392, Book 550, Page 526.
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 November 19, 1991 as Entry No. 948605, Book 1451, Page 504.
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 27, 1974 as Entry No. 402645, Book 550, Page 992.
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 February 17, 1994 as Entry No. 1097952, Book 1725, Page 1009.
6. 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 November 1, 1974 as Entry No. 404440, Book 553, Page 728; Entry No. 404441, Book 553, Page 729; Entry No. 404446, Book 553, Page 735; Entry No. 404448, Book 553, Page 737; Entry No. 404449, Book 553, Page 738; Entry No. 404451, Book 553, Page 740; and Entry No. 404453, Book 553, Page 742.
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 October 5, 1994 as Entry No. 1146090, Book 1808, Page 1204.

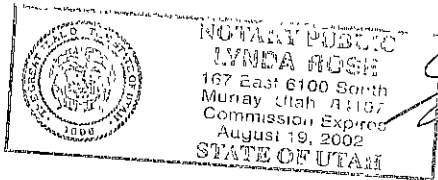
8. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land recorded March 23, 1999 as Entry No. 1498124, Book 2469, Page 3.
9. A right of way for the road over and across the Northeasterly line of said Parcel 1, as evidence by legal description in Warranty Deed recorded August 31, 1989 as Entry No. 867953, Book 1310, Page 413.
10. Deed of Grant of Easement to the United States of America to construct, operate, maintain, repair and replace pipeline and appurtenances for the conveyance of sewage from or under a portion of land recorded November 4, 1946 in Book Q of Liens and Leases, Page 108.
11. Easement in favor of Davis County and the terms and conditions thereof to bring any and all necessary machinery and equipment upon the above described property for the purpose of widening, extending, operating and maintaining, repairing and keeping in satisfactory condition a storm drain and irrigation waterway in Davis County known as Kays Creek, recorded July 13, 1976, as Entry No. 438029, Book 608, Page 724.
12. Reservation of one-fourth interest in all oil, gas and petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature and thermal energy in, upon or beneath the property, together with the right of entry and all other rights, including all rights of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and the full enjoyment of the development production and removal of all such substances and the full enjoyment of the Grantor's interest herein reserved in Warranty Deed recorded June 22, 1979 as Entry No. 535948, Book 776, Page 291.
13. Boundary Line Agreement, including the terms and conditions thereof, recorded March 3, 1980 as Entry No. 558876, Book 815, Page 139.

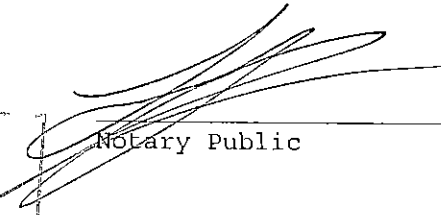
State of Utah

County of SALT LAKE

E 1562925 B 2590 P 1004

On DECEMBER 3, 1999, personally appeared before me JOSEPH F. HILL, the general partner of THE JOSEPH F. AND ROZANNA HILL FAMILY LIMITED PARTNERSHIP, CREATED BY JOSEPH F. HILL AS GENERAL PARTNER AND ROZANNA S. HILL AS LIMITED PARTNER, who by me being duly sworn (or affirmed) upon oath did say that he is the general partner of the above-named partnership and that the foregoing instrument was executed pursuant to the partnership agreement with consent of non executing partners as may be required by law, and JOSEPH F. HILL, AS GENERAL PARTNER, acknowledged to me that such person(s) executed the same as the act of said partnership.



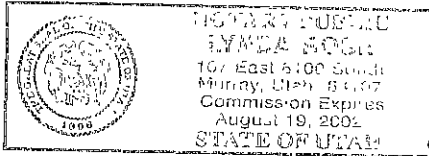

Notary Public

STATE OF UTAH)

COUNTY OF SALT LAKE)

E 1562925 B 2590 P 1005

ON THE 3RD DAY OF DECEMBER, 1999, PERSONALLY APPEARED BEFORE ME, RICHARD F. HILL, WHO BEING BY ME DULY SWORN DID SAY, THAT HE IS THE MANAGER OF THE RFH FAMILY ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

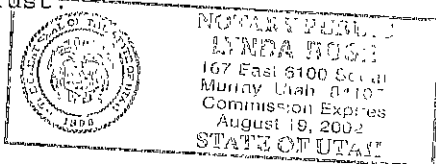


NOTARY PUBLIC

STATE OF UTAH

COUNTY OF SALT LAKE

On the THIRD day of DECEMBER, 1999, personally appeared before me RICHARD F. HILL, who duly acknowledged to me that HE IS the Trustee of the JERRY A. HILL 1998 CHARITABLE REMAINDER UNITRUST U/A/D DATED OCTOBER 2, 1998, and said RICHARD F. HILL executed the within and foregoing document on behalf of said Trust.

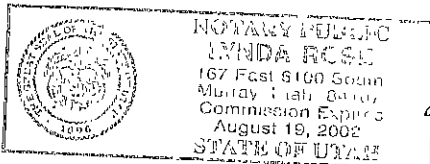


Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On the THIRD day of DECEMBER, 1999, personally appeared before me RICHARD F. HILL, who duly acknowledged to me that HE IS the Trustee of the TRACY A. HILL 1998 CHARITABLE REMAINDER UNITRUST U/A/D OCTOBER 2, 1998 and said RICHARD F. HILL executed the within and foregoing document on behalf of said Trust.

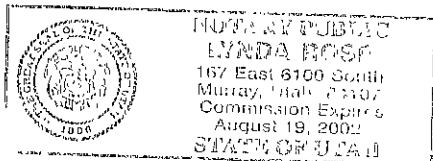


Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On the THIRD day of DECEMBER, 1999, personally appeared before me RICHARD F. HILL, who duly acknowledged to me that HE IS the Trustee of the JENNIFER H. WHITTAKER 1998 CHARITABLE REMAINDER UNITRUST U/A/D DATED OCTOBER 2, 1998, and said RICHARD F. HILL executed the within and foregoing document on behalf of said Trust.

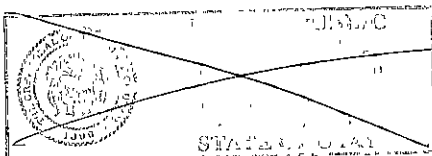


Notary Public

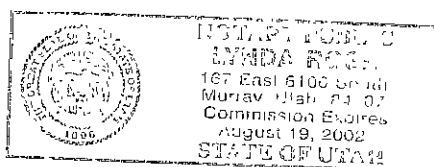
STATE OF UTAH

COUNTY OF SALT LAKE

On the THIRD day of DECEMBER, 1999, personally appeared before me RICHARD F. HILL, who duly acknowledged to me that HE IS the Trustee of the JEFFREY A. HILL 1998 CHARITABLE REMAINDER UNITRUST U/A/D/ OCTOBER 2, 1998, and said RICHARD F. HILL executed the within and foregoing document on behalf of said Trust.



Notary Public



RETURNED

AUG 30 2002

E 1781920 B 3116 P 144
SHERYL L. WHITE, DAVIS CNTY RECORDER
2002 AUG 30 8:59 AM FEE 14.00 DEP CY
REC'D FOR BACKMAN-STEWART TITLE SERVICES

RECORDING REQUESTED BY AND)
WHEN RECORDED RETURN TO:)
The Nature Conservancy)
Western Resource Office)
2060 Broadway, Suite 230)
Boulder, Colorado 80302)
Attention: Division Counsel)

FOR REGULAR TAX NOTICES:
The Nature Conservancy
Utah Field Office
559 East South Temple
Salt Lake City, Utah 84102
Attention: Kara DeSena

Sw 25 - 4n - 2w

Warranty Deed

12-110-0204 Enr 02010

FOR VALUE RECEIVED, THE GRANTOR, **The C. Limited Partnership**, a Utah Limited Partnership, conveys and warrants to **THE NATURE CONSERVANCY**, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Suite 100, Arlington, Virginia 22203, GRANTEE, the following described real estate, situated in the County of Davis, State of Utah:

Beginning at the Southwest Corner of Section 25, Township 4 North, Range 2 West, Salt Lake Base and Meridian,

thence S89°51'07"E 1326.30 feet along the South Line of said Section 25 (Davis County record = S89°51'16" E 1326.28 feet) to the Southeast Corner of the West Half of the Southwest Quarter of said Section 25 (Basis of Bearing being N0°11'56"E between the Southwest Corner and the Northwest Corner of said Section 25);

thence N0°11'32"E 1084.53 feet along the East Line of said West Half of the Southwest Quarter of Section 25;

thence N89°48'28"W 200.00 feet;

thence N0°11'32"E 1149.36 feet;

thence S58°39'56"E 233.68 feet to said East Line;

thence N0°11'32"E 38.56 feet along said East Line to a point N0°11'32"E 2151.60 feet from said Southeast Corner of the West Half of the Southwest Quarter of Section 25;

thence N58°39'56"W 942.54 feet (prior deeds = N58°50'W 942.48 feet);

thence N67°21'56"W 561.70 feet (prior deeds = N67°32'W 561.66 feet) to the West Line of said Section 25, said point being 2854.50 feet north along the Section Line from the Southwest Corner of said Section 25;

thence S0°11'47"W 215.61 feet along the Section Line (Davis County record = S0°11'56" W) to the West Quarter Corner of said Section 25;

thence S0°12'05"W 2638.89 feet along the Section Line (Davis County record = S0°11'56" W 2639 feet) to Southwest Corner of said Section 25 and the point of beginning.

TOGETHER WITH all mineral rights owned by Grantor; and all underground and surface water rights appurtenant to the above-described property for irrigation, stockwatering, or other purposes, including but not limited to 100% of the Water Rights numbered 31-4749 and 31-4766 on file with the Utah State Division of Water Rights for irrigation and stockwatering use.

SUBJECT TO THE FOLLOWING:

1. Lien of real property taxes for the year 2002 and subsequent years, not yet due and payable.
2. The land described herein is located within the boundaries of Weber Basin Water District (771-1677), North Davis Sewer District (825-0712), and Special Services Area District and is subject to any assessments levied thereby.
3. Subject to reservations in favor of the Grantor, United States of America: Recorded October 19, 1889, Entry No. 4736, Book K, Page 588, excluding and excepting from the transfer by these presents all mineral lands should any such be found to exist in the tracts described in the foregoing but this exclusion and exception according to the terms of statute shall not be construed to include coal and iron lands.
4. Subject to the right of way for a road along the North line of said parcels as disclosed by that certain Warranty Deed recorded October 14, 1980 in Entry No. 576953, Book 843, Page 903, of the Official Records of Davis County, Utah.
5. Subject to an easement for ingress and egress across the Northerly/Northeasterly portion of the property as disclosed by Quit Claim Deed recorded May 1, 2002, as Entry No. 1750194 in Book 3035, page 637, of the Official Records of Davis County, Utah.

WITH WARRANTY COVENANTS.

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


Grantor covenants and warrants that it is lawfully seized and possessed of the real property aforesaid and has 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 it will defend the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Dated 8-28-2002, 2002.

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SIGNATURE PAGE FOLLOWS*

GRANTOR:

The C. LIMITED PARTNERSHIP, a Utah
Limited Partnership

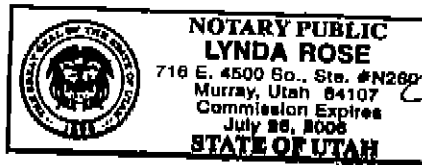


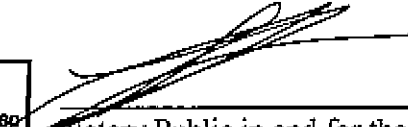
Dean S. Cook, General Partner

STATE OF UTAH)
) ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 28th day of August, 2002, by DEAN S. COOK, as General Partner, of The C. LIMITED PARTNERSHIP, a Utah Limited Partnership.

[SEAL]




Notary Public in and for the State of Utah
Residing at Murray, UT

My commission expires on 7/26/06.

SW 25 74N-2W
N 1/2 310

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

FOR REGULAR TAX NOTICES:
The Nature Conservancy
Utah Field Office
559 East South Temple
Salt Lake City, Utah 84102
Attention: Kara DeSano

E 1629385

DEC 14 3 27 25 P 1110
SHERYL L. WHITE, DAVIS CNTY RECORDER
2000 DEC 14 3:51 PM FEE 12.00 DEP DAC
REC'D FOR UNITED TITLE SERVICES OF UTAH

Quitclaim Deed

FOR VALUE RECEIVED, THE GRANTOR, THE UNITED STATES OF AMERICA, acting through the Utah Reclamation Mitigation and Conservation Commission, whose address is 102 West 500 South #315, Salt Lake City, Utah 84101, in pursuance of the Act of June 17, 1902 (32 Stat. 338), and Acts amendatory thereof or supplementary thereto; and pursuant to the provisions of the Reclamation Projects Authorization and Adjustment Act of 1992, (P.L. 102-575), hereby conveys and quit claims to **THE NATURE CONSERVANCY, a District of Columbia non-profit corporation,** THE GRANTEE, all right, title, and interest in and to the following described real estate, situated in the County of Davis, State of Utah:

A parcel of land located in Section thirty-six (36), Township Four (4) North, Range Two (2) West, Salt Lake Base and Meridian, Davis County, Utah, more particularly described as follows:

169564

Beginning at a point located South 89° 51' 16" East 1917.4620 feet and South 0° 10' 55" West 642.8156 feet from the Northwest Corner of said Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 0° 10' 55" East 2435.9356 feet; thence South 58° 36' 00" East 859.5838 feet; thence South 0° 10' 55" West 1347.1442 feet to the North Quarter Corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 89° 46' 35" East 680.7780 feet, more or less, to the Northwest corner of that property conveyed in deed recorded in Book 970 at Page 816 which said point being located South 89° 50' 17" East 3333.34 feet, more or less, from the Northwest corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 0° 10' 35" West 641.8881 feet; thence North 89° 51' 16" West 1415.9402 feet to the point of beginning.

12-110-0034 ✓ 12-117-0018 ✓
12-110-0032 ✓ 12-117-0017 ✓

SUBJECT TO the following:

1. Said property is included within the boundaries of, and is subject to the following charges and assessments thereof: Weber Basin Water District, North Davis Sewer District, Special Service Area.
2. The following exception may give rise to the necessity to pay a roll-back tax applicable to prior years taxation on the subject property: The right of Davis County to reassess the Tax Assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act dated May 25, 1995, and recorded May 31, 1995, as Entry No. 1181892, in Book 1879, at Page 375 of Official Records of Davis County, Utah.

- 3. The following exception may give rise to the necessity to pay a roll-back tax applicable to prior years taxation on the subject property: The right of Davis County to reassess the Tax Assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act dated May 25, 1995, and recorded May 31, 1995, as Entry No. 1181891, in Book 1879, at Page 374 of Official Records of Davis County, Utah.
- 4. Any adverse claim based upon the assertion that (a) some portion of the land forms the bed or bank of the Great Salt Lake; or lies below the mean high water mark thereof; (b) the boundary of the land has been affected by a change in the course or water level of the Great Salt Lake; (c) the land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.

Dated December 12, 2000.

THE UNITED STATES OF AMERICA,
Acting through the Utah Reclamation
Mitigation and Conservation Commission

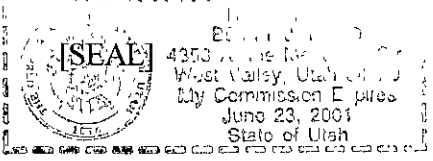
By *Michael Weiland*

Its: EXECUTIVE DIRECTOR

STATE OF UTAH)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 12th day of December, 2000, by Michael Weiland, as Executive Director of The United States of America, acting through the Utah Reclamation Mitigation and Conservation Commission.

In witness whereof I hereunto set my hand and official seal.



Betty J. Reed
Notary Public

My commission expires June 23, 2001.

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

FILED 12566 8 24 96 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.

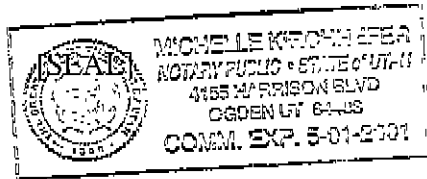


Michelle Kirchner
Notary Public in and for the State of Utah
Residing at Dayton, UT

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

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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.