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Layton Marsh (Ahlstrom / Evans) UT

2 15.94

Backman-Stewart Title Services, Ltd.
Page 5
February 7, 1994

E 1095964 B 1722 P 217
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1994 FEB 8 10:43 AM FEE 22.00 DEP JB
REC'D FOR BACKMAN-STEWART TITLE SERVICES

EXHIBIT A

RECORDING REQUESTED BY AND)	FOR REGULAR TAX NOTICES:
WHEN RECORDED RETURN TO:)	The Nature Conservancy
The Nature Conservancy)	559 East South Temple
Western Regional Office)	Salt Lake City, UT 84102
2060 Broadway, Suite 230)	
Souder, Colorado 80302)	
Attn: Western Regional Attorney)	

93002167

Ill. 36-471-20)
12 117-0002-0012

General Warranty Deed

FOR VALUE RECEIVED, THE GRANTOR, SHARON L. AHLSTROM and FLOYD D. AHLSTROM, as Trustees, or the successor trustees, of the Sharon L. Ahlstrom Revocable Family Living Trust, as to an undivided one-fourth interest, and FLOYD D. AHLSTROM and SHARON L. AHLSTROM as Trustees, or the successor trustees, of the Floyd D. Ahlstrom Revocable Family Living Trust, as to an undivided one-fourth interest, and PATRICIA L. EVANS and GARN EVANS, as joint tenants as to an undivided one-half interest, conveys and warrants to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, whose address is 1815 North Lynn Street, Arlington, Virginia 22209, GRANTEE, the described real estate attached hereto as Exhibit A, situated in the County of Davis, State of Utah.

E 1097982 B 1725 P 1045
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1994 FEB 17 11:13 AM FEE 25.00 DEP MEC
REC'D FOR BACKMAN-STEWART TITLE SERVICES

SUBJECT TO the following:

1. Lien for taxes due and payable in 1994.
2. The land described herein is located within the boundaries of the Weber Basin Water District (771-1677) and is subject to any assessments levied thereby.
3. The land described herein is located within the boundaries of the North Davis Sewer District (825-0712) and is subject to any assessments levied thereby.
4. The land described herein is located within the boundaries of the Special Service District and is subject to any assessments levied thereby.
5. The effects of that certain Boundary Line Agreement between Glen W. Hill and Leonard W. Hill and Donald Neville and Margery B. Neville, and Joseph F. Hill and Richard F. Hill, Dorothy Hill Adams, Sheral Heninger and Richard Heninger, Thea D. Call, Floyd D. Ahlstrom and Sharon L. Ahlstrom, Garn Evans and Patricia L. Evans, Oma E. Wilcox, Elizabeth E. Simmons, Bonnie Rae E. Barlow, Carol E. Morgan, Kate E. Anderson and Peter K. Ellison, Trustee, recorded March 3, 1980 in Entry No. 558876 at Book 815, Page 139.

6. The right of the Davis County Assessor to reassess the Tax Assessment on said property in accordance with Sections 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 August 23, 1974 in Entry No. 400241 at Book 547, Page 563.

7. The right of the Davis County Assessor to reassess the Tax Assessment on said property in accordance with Sections 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 August 23, 1974 in Entry No. 400242 at Book 547, Page 564.

8. Any and all outstanding oil and gas, mining and mineral rights, etc. together with the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises, and the right of ingress and egress for the use of said rights.

9. The Effects of that Certain Oil and Gas Mining Lease between Mrs. Leonard H. Layton and Charles S. Woodward dated July 14, 1955, and recorded September 10, 1956, in Entry No. 159850 at Book 111, Page 516.

10. 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.

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 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 FEB. 7, 1994.

E 1097982 B 1725 P 1047

GRANTOR:

Sharon L. Ahlstrom Trustee
Sharon L. Ahlstrom, As Trustee of the Sharon L. Ahlstrom
Revocable Family Living Trust

Floyd D. Ahlstrom, Trustee
Floyd D. Ahlstrom, As Trustee of the Sharon L. Ahlstrom
Revocable Family Living Trust

Sharon L. Ahlstrom Trustee
Sharon L. Ahlstrom, As Trustee of the Floyd D. Ahlstrom
Revocable Family Living Trust

Floyd D. Ahlstrom, Trustee
Floyd D. Ahlstrom, As Trustee of the Floyd D. Ahlstrom
Revocable Family Living Trust

Patricia L. Evans
Patricia L. Evans

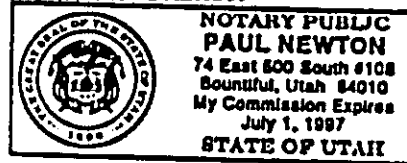
Garn Evans
Garn Evans

STATE OF Utah)
) ss.
COUNTY OF Davis)

On this 7th day of Feb, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Sharon L. Ahlstrom, as Trustee, or the Successor trustee of the Sharon L. Ahlstrom Revocable Family Living Trust, and as Trustee, or the Successor trustee of the Floyd D. Ahlstrom Revocable Family Living Trust known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same as the Grantor.

WITNESS my hand and official seal.

Signature Paul Newton
My Commission Expires: 7-1-97

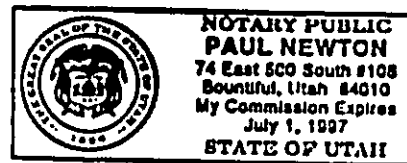


STATE OF Utah)
) ss.
COUNTY OF Davis)

On this 7th day of Feb, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Floyd D. Ahlstrom, as Trustee, or the Successor trustee of the Sharon L. Ahlstrom Revocable Family Living Trust, and as Trustee, or the Successor trustee of the Floyd D. Ahlstrom Revocable Family Living Trust known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same as the Grantor.

WITNESS my hand and official seal.

Signature Paul Newton
My Commission Expires: 7-1-97

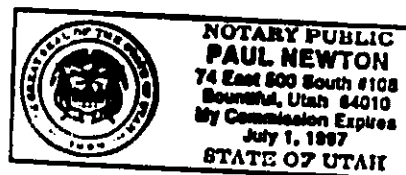


STATE OF Utah)
) ss.
COUNTY OF Davis)

On this 7th day of Feb, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Patricia L. Evans known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same as the Grantor.

WITNESS my hand and official seal.

Signature Paul Newton



~~E 1095964 & 1722 P 222~~

EXHIBIT "A"

E 1097982 & 1725 P 1050

BEGINNING 117.0 RODS EAST OF THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE EAST 83 RODS; THENCE SOUTH 320 RODS TO THE SOUTH LINE OF SAID SECTION; THENCE WEST 16 RODS; THENCE NORTH 35 DEG. WEST 40 RODS; THENCE NORTH 56 DEG. WEST 55 RODS, MORE OR LESS, ALONG THE MEANDER LINE OF GREAT SALT LAKE TO A POINT 117 RODS EAST OF THE WEST LINE OF SAID SECTION; THENCE NORTH 258 RODS TO THE POINT OF BEGINNING.

12-117-0002 & 0012

EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT LOCATED SOUTH 89 DEG. 51'16" EAST 1917.4620 FEET AND SOUTH 0 DEG. 10'55" WEST 642.8156 FEET FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89 DEG. 51'16" EAST 1415.9402 FEET.

THIS GENERAL WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

E 1097982 B 1725 P 1051

The foregoing was corrected in accordance with the parties understanding
this 17th day of February, 1994.



Notary Public

