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E# 867953 BK 1310 PG 413  
CAROL DEAN PAGE, DAVIS CNTY RECORDER  
1989 AUG 31 10:33 AM FEE 24.00 DEP JB  
REC'D FOR BOWEN, TRAVIS L.

RETURNED

AUG 31 1989

NW 1/4 S 2-29  
W 1/4 N 2-32  
S 2/4 NW - 31

WARRANTY DEED

E 2-36-47-2W  
NW 6-37-1W

For Value Received, Rozanna S. Hill, hereinafter called the grantor, hereby remises, releases, and forever warrants unto 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, at 347 North Angel, Kaysville, Utah 84037, hereinafter called the grantee, the following premises, in Davis County, Utah to-wit:

Parcel 1:

An undivided one-half (1/2) interest in the following:

NW-29-47-1W  
11-074-048

BEG AT A PT 720.0 FT S 0°12'40" W ALG THE SEC LN FR THE NW COR OF SEC 29-T4N-R1W, SLM; & RUN TH S 0°12'40" W 213.0 FT ALG SD LN; TH E 219.5 FT; TH S 0°12'40" W 184.0 FT; TH W 219.5 FT; TH S 0°12'40" W 405.72 ALG SEC LN; TH E 218.0 FT; TH S 0°12'40" W 120.01 FT; TH W 218.0 FT; TH S 0°12'40" W 344.55 FT ALG THE SEC LN; TH E 268.0 FT; TH S 0°12'40" W 162.54 FT; TH W 268.0 FT; TH S 0°12'40" W 167.0 FT ALG THE SEC LN; TH E 198.0 FT; TH S 0°12'40" W 200.0 FT; TH W 198.0 FT; TH S 0°12'40" W 9.74 FT ALG THE SEC LN TO A PT 117.74 FT N 0°12'40" E FR THE W 1/4 COR OF SD SEC; TH N 89°53' E 368.0 FT; TH N 59.34 FT; TH N 89°53' E 1349.32 FT; TH N 0°13'40" E 271.83 FT; TH N 88°52' E 75.0 FT M/L TO THE W'LY LN OF THE DERGW RAILROAD R/W, TH N 34°55' W 1681.49 FT N/L ALG SD R/W TO A PT DUE E OF A PT 60.0 FT N OF THE POB; TH W 531.36 FT M/L TO A PT 293.3 FT E OF THE W LN OF SD SEC; TH S 0°12'40" W 58.78 FT PARALLEL TO SD SEC LN; TH S 89°45' W 293.3 FT TO THE POB. LESS TO 104-469 & 470. LESS TO 1058-697 LESS TO 1110-1010. CONT. 33.464 ACRES.

Parcel 2:

An undivided one-half (1/2) interest in the following:

N 2-32-47-1W  
11-092-0018

Beginning at a point 50 links North of the Southeast corner of the Northwest Quarter of Section 32, Township 4 North, Range 1 West, Salt Lake Meridian, United States Survey, and running thence East 12.35 chains; thence North 53°30' East 4.70 chains; thence North 40°00' West 17.57 chains; thence Southwesterly 15.26 chains to the east line of Highway No. 4, Davis County Road Survey; thence Southeasterly along said East line of said Highway 7.91 chains; thence East 2.90 chains to

the point of beginning, containing 21.80 acres, more or less.

Parcel 3:

An undivided one-half (1/2) interest in the following:

SW-32  
11-092-0018  
Beg at a pt 15.60 chs E & 6.42 chs S 40°00' E from the NW cor of the SW1/4 of Section 32, Township 4 North, Range 1 West, Salt Lake Meridian, run th S 50°00' W 1.528 chs; th S 40°00' E 12.82 chs; th N 48°00' E 1.528 chs; th N 40°00' W 12.82 chs to the place of beginning, cont. 1.96 acres, more or less.

Parcel 4:

An undivided one-half (1/2) interest in the following:

SW-32  
11-093-0017  
Beg at a pt 15.60 chs E & 6.42 S 40°00' E & S 50°00' W 1.528 chs from the NW cor of the SW1/4 of Sec. 32, T4N, R1W, SLM, run th S 50°00' W. 7.062 chs, th S 40°00' E 12.82 chs; th N 50°00' E 4.00 chs; th N 48°00' E 3.032 chs; thence N. 40°00' W 12.82 chs to the place of beginning, cont. 9.00 acres, more or less.

Parcel 5:

NW-32  
11-091-0022  
COM AT A PT 22.50 CHS N OF SE COR OF NW 1/4 OF SEC 32-T4N-R1W; SLM: TH NW 3.22 CHS ALG SD S LINE 15.26 CHS TO E LINE OF HWY #4; TH SE ALG E LINE 11.01 CHS; TH NE 15.26 CHS TO CERTAIN DITCH; TH NW ALG SD DITCH 7.79 CHS TO PT OF COM. CONT. 16.80 ACRES.

Parcel 6:

An undivided one-half (1/2) interest in the following:

SW-29  
NW-32  
11-091-0017  
BEG AT A PT 15.10 CHS W & S 40° E 248.82 FT FR THE NE COR OF NW 1/4 OF SEC 32-T4N-R1W, SLM; SD PT BEING ON THE N LN OF KAYSVILLE CITY & THE CENTER LINE OF KAYS CREEK, TH FOLLOWING SD CENTER LN THE FOLLOWING FIVE COURSES & DISTANCES, S 69° W 320.6 FT M/L; TH N 81° W 155 FT M/L; TH S 76°30' W 200 FT M/L; TH S 64°30' W 300 FT M/L; TH S 50° W 120 FT M/L; TH N 40° W 373.54 FT M/L; TH NE'LY 15.26 CHS TO A PT N 40° W OF THE POB. TH S 40° E 489.72 FT M/L TO THE POB. CONT. 12.028 ACRES.

Parcel 7:

An undivided one-half (1/2) interest in the following:

SW-29  
NW-32  
11-076-0015  
BEG 5.85 CHS E FR NW COR SEC 32, TP 4 N, RG 1W, SLM, N 52°90' E ALG S LN OF CERT ST 5.3 CHS, N 82°01' E ALG SD S LN 3.93 CHS, N 52°E ALG SD S LN 6.1 CHS, S 39°16' E 2.38 CHS MOL, TO NE COR OF TRACT LAST ABOVE DESC SW'LY

15.26 CHS ALG N LN SD TRACT TO E LN HY #4, N 40° W ALG E LN OF HY 4.38 CHS TO S LN SD ST, N 52°09 E ALG S LN 65 LKS TO BEG. CONT. 5.00 ACRES.

Parcel 8:

An undivided one-half (1/2) interest in the following:

BEG AT A PT 15.10 CHS W & S 40° E 248.82 FT FR THE NE COR OF NW 1/4 OF SEC 32-T4N-R1W, SLM, SD PT BEING ON THE N LN OF KAYS CITY & THE CENTER LN OF KAYS CREEK, RUN TH S 165 FT M/L TO A PT 15.10 CHS W & S 40° E 6.27 CHS FR SD NE COR OF NW 1/4; TH SW'LY 15.26 CHS; TH N 40° W 530 FT M/L TO THE N LN OF KAYS CITY & THE CENTER LN OF KAYS CREEK; TH FOLLOWING SD CENTER LN THE FOLLOWING FIVE COURSE & DISTANCES, N 50° E 120 FT M/L; TH N 64°30' E 300 FT M/L; TH N 76°30' E 200 FT M/L; TH S 81° E 155 FT M/L; TH N 69° E 320.6 FT M/L TO THE POB. CONT. 8.682 ACRES.

NW-32

11-091-0016

Parcel 9:

An undivided one-half (1/2) interest in the following:

BEG 986.7 FT W FR SE COR OF NW1/4 SEC 32; T4N-R1W; SLM: TH S 50°W 481.8 FT ALG N'LY LINE OF RD; TH N 40°W 479.32 FT; TH N 50°E 1118.6 FT TO W'LY LN OF RD; TH S 40°E 479.32 FT ALG SD RD; TH S 50°W 643.5 FT, M OR L, ALG N'LY LINE SD RD TO POB, CONT. 11.87 ACRES.

NW-32

11-091-0009

Parcel 10:

An undivided one-half (1/2) interest in the following:

BEG 1714 FT W & 117.1 FT N FR SE COR OF NW1/4 SEC 32; T4N-R1W; SLM: TH N 40°W 638.7 FT; TH N 50°E 1118.6 FT, M OR L TO W'LY LINE OF RD; TH S 40°E 638.7 FT ALG SD RD; TH S 50°W 1118.6 FT, MOL, TO POB, CONT. 16.34 ACRES.

NW-32

11-091-0006

Parcel 11:

An undivided one-half (1/2) interest in the following:

Com at the SW cor of Section 32, Township 4 North, Range 1 West, Salt Lake Meridian, United States Survey, & run th E. 5.550 chs; th N 43°30' W 17.90 chs to the S side of a certain 3 rod st; th S 50°00' W alg sd st 5.060 chs; th S 40°00' E 13.10 chs to Section line; th E on sd ln 2.00 chs to the point of commencement, Containing 8.29 acres, more or less.

SE-31

NW-32

11-089-0002

Parcel 12:

An undivided one-half (1/2) interest in the following:

*7W-6-37-1W  
SW-31  
11-087-0002*

Beg at the SW cor of Sec. 31, T4N, R1W, SLM & running thence W 242 feet; thence N 39°51' E 2570 ft; th N 45°23' E 836 feet; thence S 40°51' E 250.3 ft; thence S 48°30' W 816 ft; th S 30°20' W 3072 ft; th N 0°15' E 816 ft to the corner of said Section 31, & the point of beginning, containing 30.81 acres, more or less.

Parcel 13:

*SW-31-47-1W  
7W-6-37-1W  
08-017-0002*

BEG S 0°15'W 1584.0 FT & E 136 FT & N 24°55'E 72.45 FT FR NW COR SEC 6, T3N-R1W; SLM: TH S 84°E 385.37 FT TO PT N 51°15'E OF A PT 6.38 CHS S 0°46'W & 25.3 CHS S 39°39'W & N 63°26'W 4.35 CHS & W 12.15 CHS FR N1/4 COR SEC 6; TH N 51°15'E 1360.56 FT TO PT S 35°12'E OF A PT 23.04 CHS W OF SD N1/4 COR; N 35°12'W 816.42 FT TO N LN SD SEC 6; E 200.7 FT MOL, TO SW COR OF E1/2 OF SW1/4 SEC 31; N 141.9 FT; N 52°30'E 458.7 FT TO PT 2.35 CHS S & 18.1 CHS S 52°30'W OF NE COR S1/2 OF SW1/4 SEC 31; N 39°15'W 371.6 FT; N 25°30'E 217.8 FT; N 21°E 739.2 FT; N 62°40'E 807.8 FT TO CEN OF A ST AT PT 10.05 CHS W & 10.95 CHS S 40°15' E OF NE COR OF SW1/4 SD SEC 31; N 40°15'W 250.4 FT ALG CEN LN SD ST; S 54°20'W 806 FT; TH S 24°55'W 3575.55 FT TO BEG. CNT. 37.84 ACRES.

Parcel 14:

An undivided one-half (1/2) interest in the following:

*7W-31  
11-087-0021*

BEG 233 FT S OF THE NW COR OF SEC 31-T4N-R1W SLM & RUN TH S ALG THE SEC LINE 2298.69 FT M/L TO A FENCE LINE AS DESC BY BNDRY LINE AGREE 815-139; TH N 51°21'06" E 470.54 FT ALG SD FENCE LINE; TH N 78°38'12" E 970.82 FT ALG SD FENCE LINE; TH N 1813.54 FT; TH W 668.93 FT M/L TO PPTY CONV IN 607-449; TH S 299.78 FT; TH N 64°49'W 149.18 FT; TH W 320 FT; TH N 178.9 FT; TH W 150 FT; TH N 57.4 FT; TH W 46.07 FT TO THE POB. CONT. 56.833 ACRES. TOGETHER WITH A DESCRIBED R/W.

Parcel 15:

An undivided one-half (1/2) interest in the following:

*7W-31  
11-087-0022*

BEG AT A PT WH IS E ALG THE SEC LINE 651.07 FT FR THE NW COR SEC 31-T4N-R1W, SLM & RUN TH S 233.0 FT; TH E 668.93 FT; TH N 233.0 TH W 668.93 FT TO POB. CONT. 3.58 ACRES.

Parcel 16:

NW-31.  
11-087-0023

An undivided one-half (1/2) interest in the following:

BEG AT THE NW COR OF SEC 31-T4N-R1W, SLM & RUN TH E ALG THE SEC LINE 46.07 FT; TH S 233.0 FT; TH W 46.07 FT TO SEC LINE; TH N 233.0 FT TO POB. CONT. 0.25 ACRES.

Parcel 17:

E2-36-41-2W  
12-117-0013

An undivided one-half (1/2) interest in the following:

BEG 233.0 FT S ALG THE SEC LINE FR THE NE COR OF SEC 36-T4N-R2W, SLM & RUN TH S 2285.25 FT M/L TO A FENCE LINE AS DESC BY BNDRY LINE AGREE 815-139; TH S 51°21'06" W 868.2 FT ALG SD FENCE LINE; TH N 0°05' E 3084.18 FT; TH E 448.10 FT; TH S 233.0 FT; TH E 233.0 FT TO THE POB. CONT. 42.54 ACRES.

Parcel 18:

NE-36-41-2W  
12-117-0114

An undivided one-half (1/2) interest in the following:

BEG AT THE NE COR OF SEC 36-T4N-R2W, SLM & RUN TH S 233.0 FT; TH W 233.0 FT; TH N 233.0 FT; TH E 233.0 FT M/L TO THE POB. CONT. 1.25 ACRES.

Parcel 19:

NE-32  
11-092-0017

An undivided one-half (1/2) interest in the following:

Beginning on the North line of a street at a point 0.5 chain North of the Southeast corner of the West Half of the Northeast Quarter of Section 32, Township 4 North, Range 1 West, Salt Lake Meridian, and running thence West 7.65 chains; thence North 53°30' East 4.7 chains; thence North 40° West 12.22 chains to the Southwest corner of the property conveyed to Thomas Fluton, by Deed recorded April 30, 1888, in Book "J", Page 609 of Deeds; thence North 52° East 14.73 chains, more or less, to the West line of the property conveyed to Barnes Banking Company, by Deed recorded August 5, 1936, in Book "1-N", Page 569 of Deeds; thence South 0°53' East 205 feet, more or less, along said proeprty; thence South 13°37' East 917.3 feet to a point 1133 feet West and 304 feet North of the East Quarter corner of said Section 32; thence South 45°05' East 6.57 chains to the North line of said street; thence West 7.1 chains to the point of beginning. Containing approximately 18.48 Acres.

Parcel 20:

NW-32  
11-091-0048

Beginning 986.7 feet West and South 50° West 481.8 feet and North 40° West 557.2 feet from the Southeast corner

of the Northwest corner of Section 32, Township 4 North, Range 1 West, Salt Lake Meridian, Thence South 40° East 77.88 feet; thence North 50° East 1118.6 feet to the West line of a road; thence North 40° West 77.88 feet; thence South 50° West 1118.6 feet to the point of beginning. 2.00 Acres.

Parcel 21:

An undivided one-half (1/2) interest in the following:

52-29  
11-077-0016

Beginning at a point 346.0 feet East and North 8°58' East 218.5 feet and North 34°05' West 541.4 feet from the South Quarter Corner of Section 29, Township 4 North, Range 1 West, Salt Lake Meridian, and running thence North 34°05' West 403.6 feet; thence North 32°32' East 33.0 feet; thence North 17°01' West 990.0 feet to the center line of a County Road; thence North 62°07' East 102.0 feet along said road; thence North 51°45' East 288.0 feet along said road to the West line of the Denver & Rio Grande Railroad Right of Way; thence South 35° East 1232.3 feet along the West line of said Railroad to a point North 44°23' East of the point of beginning; thence South 44°23' West 733.7 feet to the point of beginning.

EXCEPTING that part included within the road along the North line of said property.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and the grantee's heirs and assigns forever.

Dated: 16 day of August, 1989.

Rozanna S. Hill  
Rozanna S. Hill

James L. Bower  
Witness

Jared B. Schuler  
Witness

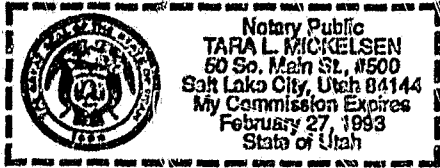
State of Utah )

E# 867953 BK 1310 PG 419

Count. of Davis )

ss.

On this 16th day of August, 1989, before me, a notary public in and for said State, personally appeared Rozanna S. Hill, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me by Tara L. Mickelsen and Tara L. Mickelsen that the same was executed.



Tara L. Mickelsen  
Notary Public  
Residing in Utah