

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.

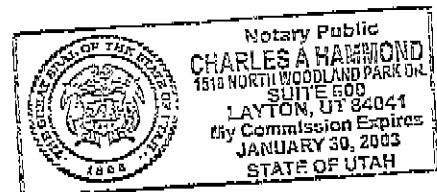
[SEAL]

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

Residing at FARMINGTON, UTAH

My commission expires 1-30-03

WARRANTY DEED



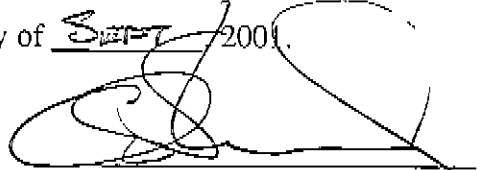
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

E 1690533 B 2890 P 591

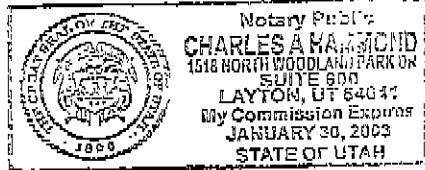
On this day personally appeared before me DIANE J. WEBSTER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, as Trustee of the John and Diane Webster Family Trust dated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

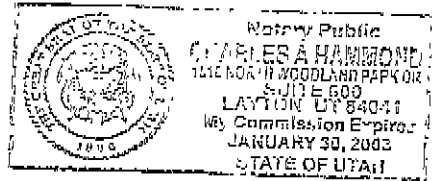
GIVEN UNDER my hand official seal this 20th day of SEPT, 2001.

[SEAL]


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

My commission expires on 1-30-03

WARRANTY DEED

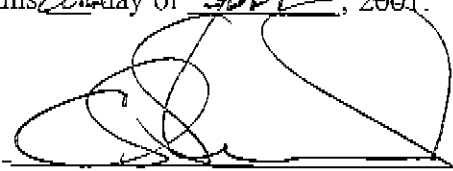


STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

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

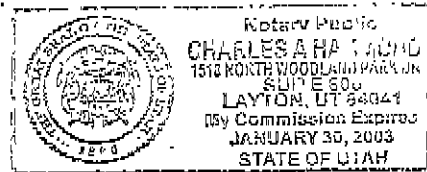


EXHIBIT A

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