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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

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

RETURNED
DEC 10 2002

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

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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.

*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
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]



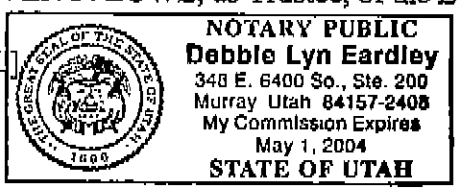
Solon S. Shaw
Notary Public in and for the State of CALIFORNIA
Residing at 100 W. VALENCIA MESA
DR. - FULLERTON, CA

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 _____.