

GRANTEE'S ADDRESS

1070 Oakridge Circle

Bountiful, Utah 84010

ATC D-602025

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E 1306711 8 2099 P 1197
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1997 FEB 27 2:59 PM FEE 16.00 DEP NT
REC'D FOR ASSOCIATED TITLE COMPANY

WARRANTY DEED

LIONEL M. FARR, Trustee

grantor

of Salt Lake City, County of Salt Lake, State of Utah, hereby

CONVEY and WARRANT to

PROWS, BECKNELL & ALLES, L.L.C.,
a Utah limited liability company,

of Bountiful, County Davis, State of Utah

for the sum of Ten and no/100----- DOLLARS

the following described tract of land in Davis County,

State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

08-051-0109, 0031
0021

Grantor hereby reserves mineral rights but shall not disturb the surface of any of the herein described property or any improvements thereon in exercising such rights.

Grantor further reserves a right-of-way for access to Shepards Creek Parkway.

Grantor further conveys and transfers to Grantee all water rights, water shares or water stocks which may be applicable to the subject property.

WITNESS the hand of said grantor, this 28th day of January A. D. 19 97.

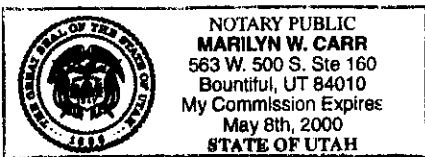
Signed in the presence of

Jilly Rasmussen
.....
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.....

Lionel M. Farr, Trustee
.....
Lionel M. Farr, Trustee

STATE OF UTAH
COUNTY OF Salt Lake

{ ss.



On the 30th day of January A. D. 19 97 personally
appeared before me Lionel M. Farr, Trustee of THE ELEANOR
A. M. FARR TRUST dated January 18, 1973,

the signer of the within instrument who duly acknowledged
to me that he executed the same.



Notary Public *Marilyn W. Carr*

Residing at Bountiful, Utah

My Commission Expires: 05-08-00

ASSOCIATED TITLE COMPANY

Order No.

~~08-051-0109~~

~~08-051-0031~~

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~~05-051-0024~~

EXHIBIT "A"

~~08-051-0011~~

DESCRIPTION OF 1ST RELEASE PARCEL FOR THE FARR PROPERTY

All of that certain real property situate, lying and being in Davis County, State of Utah, described as follows:

All that fractional portion of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Section 13; thence South $00^{\circ}12'06''$ East, along the west line of said Section 13, a distance of 802.64 feet; thence North $89^{\circ}47'54''$ East, 19.39 feet to the TRUE POINT OF BEGINNING of the parcel herein described; thence South $89^{\circ}43'17''$ East 375.96 feet; thence South $11^{\circ}03'31''$ East 123.39 feet to the point of beginning of a non-tangent curve to the right, having a radius of 218.50 feet, and a central angle of $36^{\circ}33'17''$ (chord bearing and distance of South $17^{\circ}09'21''$ East 137.05 feet); thence southeasterly along the arc of said curve, 139.40 feet; thence South $1^{\circ}07'17''$ West 315.01 feet to the beginning of a curve to the left, having a radius of 229.50 feet and a central angle of $20^{\circ}39'25''$ (chord bearing and distance of South $09^{\circ}12'25''$ East 82.29 feet); thence southeasterly along the arc of said curve, 82.74 feet; thence, on a non-tangent line, South $72^{\circ}22'00''$ West 36.02 feet; thence with a curve to the left having a radius of 265.50, a central angle of $19^{\circ}35'52''$ (chord bearing and distance of South $29^{\circ}04'35''$ East 90.37 feet); thence Southeasterly along the arc of said curve for 90.81 feet; thence South $38^{\circ}52'31''$ East 358.88 feet; thence North $89^{\circ}48'57''$ East 633.41 feet; thence North $21^{\circ}15'52''$ West 389.95 feet; thence North $48^{\circ}37'29''$ West 261.11 feet; thence North $03^{\circ}37'15''$ West 477.66 feet; thence South $89^{\circ}43'17''$ East 59.35 feet, thence South $21^{\circ}16'06''$ East 1284.91 feet; thence South $89^{\circ}59'42''$ West 137.02 feet; thence South $03^{\circ}35'19''$ East 118.26; thence South $89^{\circ}48'57''$ West 1361.49 feet; thence North $00^{\circ}15'42''$ West 332.80 feet; thence North $01^{\circ}07'18''$ East 311.61 feet; thence South $88^{\circ}52'42''$ East 343.94 feet; thence North $01^{\circ}07'17''$ East 636.00 feet; thence North $89^{\circ}47'42''$ West 343.98 feet; thence North $01^{\circ}07'10''$ East 50.00 feet to the POINT OF BEGINNING.

DESCRIPTION OF THE RESIDENTIAL BUFFER AREA

All of that certain real property situate, lying and being in Davis County, State of Utah, described as follows:

All that fractional portion of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at the Northwest corner of said section 13; thence South 00°12'06" East, along the west line of said Section 13, a distance of 468.75 feet to a point on the south line of a 66 foot wide street (Shepard Lane); thence along the south line of said Shepard Lane, South 89°41'42" East along said Shepard Lane for 26.96 feet to the true point of beginning of the Parcel herein described; thence continue along the south line of said Shepard Lane, South 89°41'42" East for 23.30 feet thence South 00°53'28" West for 333.71 feet; thence North 89°43'17" West for 24.50 feet to a point, said point lying on the line as designated in a boundary line agreement between Lionel M. Farr and Tracy Collins Bank and Trust Company recorded in Deed Book 715, Page 669, Davis County Records, thence with said boundary line agreement North 01°05'50" East for 333.73 feet to the point of beginning.