

78-26-37-1W

RICHARD DEE FRANCIS and CAROLDYN S. FRANCIS, husband and wife, and CALVIN E. SMOOT and JONE H. SMOOT, husband and wife, grantors, of Farmington, Utah, HEREBY CONVEY AND WARRANT to

CHARLES W. BANGERTER grantees,

of 1304 North 400 East, Bountiful, Utah 84010, for the sum of \$10.00 and other good and valuable considerations, the following described tract of land situate in Davis County, State of Utah, to-wit:

Beginning at a point South 89°46'56" West 2065.80 feet along the Section line and South 0°13'04" East 537.90 feet from the Northeast corner of Section 26, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence North 89°46'56" East 2013.0 feet to a point South 89°46'56" West 52.8 feet along the Section line and South 0°13'04" East 537.90 feet from the Northeast corner of said Section 26; thence South 0°13'04" East 423.0 feet; thence West 538.78 feet along the North line of the property deeded to M.J.P.K. Limited to the Northwest corner of the property so deeded; thence South 27°22'23" West 251.14 feet along the Westerly line of said M.J.P.K. Limited property as so deeded to the North line of Knighton Subdivision; thence West 7.50 feet to the Northwest corner of said Subdivision; thence South 48°46'02" West 765.14 feet along the Westerly line of said subdivision to the South line of grantors property; thence South 89°38'39" West 945.96 feet along an existing fence line; thence North 1°41'04" West 1315.52 feet to the point of beginning, containing 44.12 acres. (NOTE: The bearings in the aforesaid description have been rotated to correspond with the Davis County Bearing base of South 89°46'56" West along the North line of said Section 26.)

Subject to the right of way for the platted street on the East 33.0 feet, more or less, of said property, and to the right of way for the creek across the same as it now exists.

Together with and subject to rights of way for ingress and egress over the following: Beginning 80 links West and 2707.32 feet South along the centerline of a platted street and 1008 feet West along the North line of Glover's Lane from the Northeast corner of said Section and running thence North 0°20' West to the East bank of a certain creek; thence Southwesterly along the East bank of said creek to a point North 0°20' West of a point 15.0 feet West of the point of beginning; thence South 0°20' East 13.29 chains, more or less, to the North line of said lane; thence East 15.0 feet to the point of beginning, ALSO OVER AND ACROSS: Beginning on the center line of an existing road at a point 0.8 chain West and 3.875 chains South of the Northeast corner of said Section 26; thence West 33.0 feet to the West line of said road; thence South 302.15 feet along said road; thence East 33.0 feet to the centerline of said road; thence North 302.15 feet along said centerline to the point of beginning.

08-081-0037+0040

Subject to easements, agreements, reservations and restrictions of record.

Together with the water rights appurtenant thereto.

WITNESS the hands of said grantors this 29th day of November, A. D. 1989.

Richard Dee Francis
RICHARD DEE FRANCIS

Calvin E. Smoot
CALVIN E. SMOOT

Carol dyn S Francis
CAROLDYN S. FRANCIS

Jone H. Smoot
JONE H. SMOOT

STATE OF UTAH)
) SS.
COUNTY OF DAVIS)

On the 29th day of November, A.D. 1989, personally appeared before me CALVIN E. SMOOT, JONE H. SMOOT, RICHARD DEE FRANCIS, and CAROLDYN S. FRANCIS, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Robert W. Mitchell
NOTARY PUBLIC
Residing at: Kaysville, Utah
My Com. Expires: January 7, 1992

