

**GRANT OF LIFE ESTATE
TO DARLENE F. MORTENSON**

THE DARLENE F. MORTENSON FAMILY LIVING TRUST, under Trust Agreement dated July 29, 2008, Grantor, hereby grants and conveys to **DARLENE F. MORTENSON**, of 5530 South Highway 66, Morgan, Utah, **Grantee**, a life estate as herein set forth in the following described land located in Morgan County, Utah.

Grantee shall have the exclusive right to possession and use of the property now occupied by her as a residence (5530 South Highway 66), including therewith the home, garage, sheds, corrals and garden area of said property, together with the exclusive right to the use of the well and Water Right No. 35-365, all of which are located in Lot 13, Section 4, T2N, R3E, SLB&M. The properties included within the said Life Estate are more particularly described as follows:

That portion of Parcel 00-0000-1618 (Serial #01-002-055) located north of Highway 66, in Section 4, T2N, R3E, SLB&M, and the home located south of Highway 66 at 5530 South Highway 66, together with properties adjacent to said home bounded as follows:

The northerly line shall be the south right-of-way line of Highway 66 from the west line of the Mortenson Farm to the fence line next referred to; the easterly line shall be the line of chain link fence located east of the house, which line extends south of Highway 66 and the extension of said line of fence to the centerline of East Canyon Creek; the southerly line shall be the centerline of East Canyon Creek extending westerly from the intersection of the said east line with the creek to the west line of the Farm; and the west line shall be the west line of the Property from the centerline of East Canyon Creek to Highway 66.

Grantee shall keep the house fully insured at her expense; shall pay the general and personal property taxes associated with the properties included within the Life Estate and shall pay all expenses associated with the well and water service to the home. In addition, Grantee shall pay all reasonable maintenance and repair expense and utilities and other occupancy expenses. The Life Estate shall automatically terminate upon the death of Darlene.

IN WITNESS WHEREOF, Grantor has executed and delivered this document this 28th day of July, 2010.

Ent 120786 Bk 285 Pg 1933
Date: 28-JUL-2010 5:16:01PM
Fee: \$12.00 Check
Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: MOUNTAIN VIEW TITLE & ESCROW IN
C

THE DARLENE F. MORTENSON
FAMILY LIVING TRUST UNDER
TRUST AGREEMENT DATED
JULY 29, 2008

APPROVED:

Darlene F. Mortenson
Darlene F. Mortenson

by James A. Mortenson
James A. Mortenson, Trustee

STATE OF UTAH)
): ss.
COUNTY OF MORGAN)

The foregoing instrument was acknowledged before me this 28th day of July, 2010, by JAMES A. MORTENSON, Trustee of the Darlene F. Mortenson Family Living Trust under Trust Agreement dated July 29, 2008.

Ronald L. Lawson
NOTARY PUBLIC
Residing at: Morgan Utah

My Commission Expires:
4-22-2013

