

B4

Order No: 108235  
When Recorded Mail To:  
Weber Basin Water Conservancy District  
Attn: Tage I. Flint  
2837 East Highway 193  
Layton, Utah 84040

Ent 123754 # 292 P 1337  
Date: 11-AUG-2011 4:06:12PM  
Fee: \$21.00 Check  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: MOUNTAIN VIEW TITLE & ESCROW IN  
C

**WARRANTY DEED**

Gailey Ranch LLC,  
Grantor,  
hereby CONVEY(S) AND WARRANT(S) to  
Weber Basin Water Conservancy District,  
grantee,  
of 2837 East Highway 193 Layton, Utah 84040  
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in  
Morgan County, Utah: A 23/34 undivided interest in the property in exhibit "A" which is incorporated  
herein by reference

**SEE EXHIBIT "A"**

The real property which is the subject of the deed may be landlocked and no access easement or right of way  
is conveyed, by implication or otherwise, to the grantee.

Serial Number: Pt of 01-005-062, 01-005-072, 01-005-058, Parcel Numbers: Pt of 00-0002-6391, 00-0002-6805,  
00-0002-6227.

Subject to easements, restrictions and rights of way of record or enforceable in law or equity.

WITNESS, the hands of said grantors, 23 day of July, 2011

Signed in the presence of:  
*[Signature]*

Gailey Ranch LLC  
By: *Peter Hicks, Manager*  
Peter Hicks, Manager

By: \_\_\_\_\_

State of Massachusetts )  
County of Norfolk )

On the 23 day of July, 2011, personally appeared before me Peter Hicks, Manager(s)/Member(s), known to  
me to be a member(s)/manager(s) or designated agent(s) of Gailey Ranch, LLC the limited liability company that  
executed the instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited  
liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and  
purposes therein mentioned, and on oath state that he or she (they) Peter Hicks is(are) authorized to execute this  
instrument and in fact executed the instrument on behalf of the limited liability company.

*[Signature]*  
Notary Public:

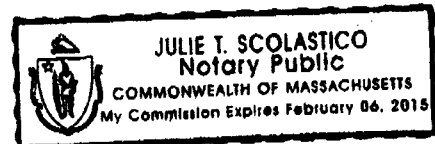


EXHIBIT "A"

PT 01-005-062 00-0002-6391

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EXISTING GATEWAY CANAL RIGHT OF WAY WHICH LIES SOUTH 89 DEG 57 MIN 23 SEC WEST ALONG THE SOUTH LINE OF SAID SECTION 27 1241.48 FEET, AND NORTH 00 DEG 02 MIN 34 SEC WEST, 814.49 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 27 THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE COURSES: (1) NORTH 06 DEG 22 MIN 41 SEC EAST, 30.00 FEET; (2) SOUTH 83 DEG 37 MIN 19 SEC EAST, 57.18 FEET; (3) WITH A CURVE TO THE LEFT WHOSE ARC IS 193.43 FEET, WITH A RADIUS OF 200.00 FEET, WHOSE CHORD BEARS NORTH 68 DEG 40 MIN 15 SEC EAST, 185.98 FEET; (4) NORTH 40 DEG 57 MIN 49 SEC EAST, 198.63 FEET; (5) SOUTH 83 DEG 37 MIN 19 SEC EAST, 96.38 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 06 DEG 32 MIN 29 SEC WEST 280.00 FEET; AND THENCE NORTH 83 DEG 37 MIN 19 SEC WEST 430.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 60113.09 SQUARE FEET, 1.380 ACRES.

PARCEL 2:

PT 01-005-058 00-0002-6227  
0072 6803

A PART OF THE SOUTH HALF OF SECTION 26, AND THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EXISTING GATEWAY CANAL PROPERTY, SAID POINT LIES SOUTH 89 DEG 40 MIN 41 SEC EAST ALONG THE SECTION LINE COMMON TO SECTION 26 AND 35, 1164.93 FEET AND NORTH 00 DEG 19 MIN 17 SEC EAST, 364.40 FEET; FROM THE SOUTHWEST CORNER OF SECTION 26, THENCE ALONG SAID BOUNDARY NORTH 18 DEG 56 MIN 09 SEC EAST, 244.91 FEET; THENCE LEAVING SAID BOUNDARY AND PROCEEDING ALONG THE FOLLOWING TWO (2) COURSES: (1) SOUTH 78 DEG 32 MIN 32 SEC EAST, 252.06 FEET; (2) SOUTH 72 DEG 51 MIN 48 SEC EAST, 2181.51 FEET TO THE EXISTING GATEWAY CANAL RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TEN (11) COURSES: (1) ALONG A NON TANGENT CURVE TO THE LEFT WHOSE ARC IS 32.05 FEET, WITH A RADIUS OF 370.00 FEET, WHOSE CHORD BEARS SOUTH 74 DEG 03 MIN 04 SEC WEST, 32.04 FEET; (2) SOUTH 18 DEG 25 MIN 19 SEC EAST, 20.00 FEET; (3) SOUTH 71 DEG 34 MIN 41 SEC WEST, 569.50 FEET; (4) ALONG A NON TANGENT CURVE TO THE LEFT WHOSE ARC IS 432.16 FEET, WITH A RADIUS OF 350.00 FEET, WHOSE CHORD BEARS NORTH 35 DEG 23 MIN 51 SEC WEST, 405.22 FEET; (5) NORTH 70 DEG 47 MIN 19 SEC WEST, 160.26 FEET; (6) ALONG A CURVE TO THE LEFT WHOSE ARC IS 436.90 FEET, WITH A RADIUS OF 350.00 FEET, WHOSE CHORD BEARS SOUTH 73 DEG 27 MIN 03 SEC WEST, 409.08 FEET; (7) NORTH 78 DEG 09 MIN 19 SEC WEST, 637.92 FEET; (8) NORTH 52 DEG 03 MIN 19 SEC WEST, 100.79 FEET; (9) NORTH 52 DEG 03 MIN 19 SEC WEST, 159.90 FEET; (10) ALONG A CURVE TO THE LEFT WHOSE ARC IS 163.17 FEET, WITH A RADIUS OF 500.00 FEET, WHOSE CHORD BEARS NORTH 61 DEG 24 MIN 14 SEC WEST, 162.44 FEET; (11) NORTH 70 DEG 44 MIN 19 SEC WEST, 101.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 618104.65 SQUARE FEET, 14.190 ACRES.

PARCEL 3:

*pr 01.005-072 00-0002-6805*

A PART THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING GATEWAY CANAL PROPERTY, SAID POINT LIES THENCE SOUTH 89 DEG 40 MIN 43 SEC EAST ALONG THE SECTION LINE COMMON TO SECTIONS 26 AND 35, 943.15 FEET AND SOUTH 00 DEG 19 MIN 17 SEC WEST, 101.62 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWENTY-FIVE (25) COURSES: (1) SOUTH 89 DEG 42 MIN 00 SEC EAST, 431.21 FEET; (2) SOUTH 52 DEG 03 MIN 19 SEC EAST, 66.70 FEET; (3) WITH A CURVE TO THE LEFT WHOSE ARC IS 136.67 FEET, WITH A RADIUS OF 300.00 FEET, WHOSE CHORD BEARS SOUTH 65 DEG 06 MIN 15 SEC EAST, 135.49 FEET; (4) SOUTH 78 DEG 09 MIN 19 SEC EAST, 658.88 FEET; (5) ALONG A NON TANGENT CURVE TO THE LEFT WHOSE ARC IS 241.15 FEET, WITH A RADIUS OF 250.00 FEET, WHOSE CHORD BEARS NORTH 74 DEG 13 MIN 42 SEC EAST, 231.91 FEET; (6) NORTH 46 DEG 35 MIN 41 SEC EAST, 83.29 FEET; (7) ALONG A NON TANGENT CURVE TO THE RIGHT WHOSE ARC IS 54.62 FEET, WITH A RADIUS OF 50.00 FEET, WHOSE CHORD BEARS NORTH 77 DEG 55 MIN 00 SEC EAST, 51.94 FEET; (8) SOUTH 19 DEG 12 MIN 41 SEC WEST, 80.00 FEET; (9) SOUTH 70 DEG 47 MIN 19 SEC EAST, 18.25 FEET; (10) SOUTH 70 DEG 47 MIN 19 SEC EAST, 127.58 FEET; (11) SOUTH 19 DEG 44 MIN 19 SEC EAST, 47.83 FEET; (12) ALONG A NON TANGENT CURVE TO THE LEFT WHOSE ARC IS 359.02 FEET, WITH A RADIUS OF 330.00 FEET, WHOSE CHORD BEARS SOUTH 50 DEG 53 MIN 18 SEC EAST, 341.57 FEET; (13) SOUTH 82 DEG 03 MIN 19 SEC EAST, 201.46 FEET; (14) ALONG A NON TANGENT CURVE TO THE LEFT WHOSE ARC IS 220.98 FEET, WITH A RADIUS OF 480.00 FEET, WHOSE CHORD BEARS NORTH 84 DEG 46 MIN 01 SEC EAST, 219.03 FEET; (15) NORTH 71 DEG 34 MIN 41 SEC EAST, 284.76 FEET; (16) SOUTH 62 DEG 17 MIN 19 SEC EAST, 276.68 FEET; (17) SOUTH 84 DEG 55 MIN 19 SEC EAST, 430.34 FEET; (18) SOUTH 05 MIN 04 MIN 04 SEC WEST, 80.00 FEET; (19) ALONG A NON TANGENT CURVE TO THE LEFT WHOSE ARC IS 193.60 FEET, WITH A RADIUS OF 460.00 FEET, WHOSE CHORD BEARS NORTH 83 DEG 00 MIN 39 SEC EAST, 192.17 FEET; (20) SOUTH 60 DEG 40 MIN 19 SEC EAST, 178.18 FEET; (21) NORTH 29 DEG 19 MIN 41 SEC EAST, 80.00 FEET; (22) SOUTH 60 DEG 40 MIN 19 SEC EAST, 250.00 FEET; (23) SOUTH 29 DEG 19 MIN 41 SEC WEST, 300.00 FEET; (24) SOUTH 60 DEG 40 MIN 19 SEC EAST, 124.77 FEET; (25) ALONG A NON TANGENT CURVE TO THE LEFT WHOSE ARC IS 362.34 FEET; WITH A RADIUS OF 680.00 FEET, WHOSE CHORD BEARS SOUTH 73 DEG 45 MIN 36 SEC EAST, 358.07 FEET; THENCE SOUTH 32 DEG 01 MIN 10 SEC WEST, 344.90 FEET; THENCE NORTH 71 DEG 45 MIN 57 SEC WEST, 1458.42 FEET; THENCE SOUTH 23 DEG 12 MIN 27 SEC WEST, 561.30 FEET; THENCE NORTH 71 DEG 33 MIN 28 SEC WEST, 928.88 FEET; THENCE SOUTH 23 DEG 21 MIN 11 SEC WEST, 445.13 FEET; THENCE NORTH 76 DEG 16 MIN 35 SEC WEST, 1000.39 FEET; THENCE SOUTH 18 DEG 58 MIN 40 SEC WEST, 105.30 FEET; THENCE NORTH 77 DEG 27 MIN 21 SEC WEST, 777.08 FEET; THENCE NORTH 03 DEG 06 MIN 53 SEC EAST, 605.82 FEET; THENCE NORTH 17 DEG 22 MIN 06 SEC EAST, 525.18 FEET; THENCE NORTH 60 DEG 47 MIN 27 SEC EAST, 146.60 FEET; THENCE NORTH 16 DEG 35 MIN 38 SEC EAST, 182.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 4453156.37 SQUARE FEET, 102.231 ACRES.

RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, A RIGHT OF WAY AND EASEMENT, WHICH WILL BE THE GREATER OF 66 FEET IN WIDTH OR THE WIDTH REQUIRED TO RESOLVE GEOLOGY, HYDROLOGY, TOPOGRAPHY AND/ OR GOVERNMENTAL REQUIREMENTS, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND FOR UTILITIES, INCLUDING THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND REPLACE AN IMPROVED ROADWAY AND ALL UTILITIES DEEMED DESIRABLE. THE LOCATION OF THE RIGHT OF WAY AND EASEMENT WILL BE DETERMINED BY GRANTOR AND GRANTEE AND WILL GENERALLY FOLLOW THE ROUTE OF THE EXISTING UTILITY ROAD WITH ADJUSTMENTS BASED ON CONSIDERATIONS OF GEOLOGY, HYDROLOGY, TOPOGRAPHY AND GOVERNMENTAL REQUIREMENTS INCLUDING , BUT NOT LIMITED TO, TAKING INTO CONSIDERATION BEARING LOADS ON BURIED UTILITIES; PROVIDED, HOWEVER, THAT THE RIGHT OF WAY AND EASEMENT WILL BE SUBJECT TO RELOCATION AS REASONABLY DETERMINED BY MUTUAL AGREEMENT OF GRANTOR AND GRANTEE DUE TO GEOLOGY, HYDROLOGY, TOPOGRAPHY AND/OR AS NECESSARY TO SATISFY GOVERNMENTAL REQUIREMENTS APPLICABLE TO THE APPROVAL, DEVELOPMENT AND USE OF A ROAD THEREIN, INCLUDING THE RIGHT, SUBJECT TO THE REASONABLE APPROVAL AND WRITTEN CONSENT OF THE GRANTEE, TO CONTOUR LAND OUTSIDE OF THE RIGHT OF WAY AND EASEMENT TO AMELIORATE AND/OR OTHERWISE REASONABLY ADDRESS LAND MOVEMENT AND CHANGES IN GROUNDWATER PATTERNS AND OTHER CONDITIONS, BOTH INSIDE AND OUTSIDE OF THE RIGHT OF WAY AND EASEMENT THAT MAY NEGATIVELY IMPACT THE VIABILITY OF THE ROAD, ALL AS MORE COMPLETELY DEFINED IN THE REAL PROPERTY PURCHASE AGREEMENT EXECUTED DECEMBER 2 AND 17, 2010 BY AND BETWEEN THE GRANTOR AND GRANTEE HEREIN. ALL REFERENCES HEREIN TO THE GRANTOR AND/OR THE GRANTEE SHALL INCLUDE THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.