

02-026-0067
50-7-27-1E

WHEN RECORDED, MAIL TO:
Larry W. Miller
P.O. Box 512
Logan, UT 84321

E 1248274 B 2000 P 1855
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1996 MAY 13 4:51 PM FEE 14.00 DEP DJW
REC'D FOR BACKMAN-STEWART TITLE SERVICES

SPECIAL WARRANTY DEED

Property Reserve, Inc., formerly known as Deseret Title Holding Corporation, a Utah non-profit corporation, grantor, hereby conveys and warrants only against all acts of itself, and none other, or only against all claiming by, through or under it, to Larry W. Miller, grantee, of Logan, Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Davis County, State of Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof.

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Together with that certain Restrictive Covenant appurtenant to and benefitting the land described on Exhibit "A" and burdening the Lots in Centerville Marketplace Subdivision, which Covenant is more particularly described in that certain Special Warranty Deed recorded December 21, 1994, as Entry No. 1158168 in Book 1833 at Page 331 in the official records of the Davis County Recorder. Grantor conveys this Covenant to Grantee without any warranties, express or implied.

Grantor hereby reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described land (the "Mineral Estate"), provided that Grantor does not reserve the right to enter upon or use the surface or any part of the subject lands above a depth of 500 feet below the surface in connection with the Mineral Estate reserved by this Deed.

Subject to current taxes and assessments, reservations, easements, rights of way, covenants, conditions, restrictions, zoning matters, and all other matters of record and enforceable at law or in equity.

96022382-0R

DATED this 10th day of May, 1996.

Property Reserve, Inc., formerly
known as Deseret Title Holding
Corporation, a Utah non-profit
corporation

By Wayne G. Facer *WGF*
Wayne G. Facer, Vice-President

ACKNOWLEDGMENT

STATE OF UTAH)
 SALT LAKE) SS.
COUNTY OF ~~DAVIS~~)

The foregoing instrument was acknowledged before me this 10th
day of May, 1996, by Wayne G. Facer, Vice-President of
Property Reserve, Inc., formerly known as Deseret Title Holding
Corporation, a Utah non-profit corporation.

Kathryn R. Provard
Notary Public
Residing at: Salt Lake City

My Commission Expires:
6/16/97
miller.ded



EXHIBIT "A"

A part of the Southwest Quarter of Section 7, Township 2 North, Range 1 East, of the Salt Lake Base and Meridian, County of Davis, State of Utah, more particularly described as follows:

Beginning at a point on the East line of the Utah Department of Transportation Right-of-Way, said point being North 00 deg. 05'33" West 2414.21 feet along the Section line and North 89 deg. 54'27" East 824.13 feet and South 0 deg. 5'58" East 2.50 feet from the Southwest corner of said Southwest Quarter of Section 7; and running thence Southerly along said Right-of-Way line the next two (2) courses: 1) South 00 deg. 05'58" East 48.82 feet; 2) along the arc of a curve to the right through a central angle of 07 deg. 25'13" an arc distance of 111.19 feet and a radius of 858.51 feet (chord bears South 03 deg. 36'39" West 111.11 feet); thence departing said East line and running South 77 deg. 26'24" East 257.76 feet to the West line of Marketplace Drive; thence North 00 deg. 06'15" West 181.18 feet along said West line to the South line of property conveyed to Centerville City by that certain Special Warranty Deed recorded August 15, 1995 as Entry No. 1194112 in Book 1905 at Page 297; thence along said South line the following two courses: North 45 deg. 6'6" West 49.50 feet; and South 89 deg. 54'2" West 209.29 feet to the East line of the Interstate 15 Frontage Road and the point of beginning.

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