

16/3

After recording, return to:
Gretta C. Spendlove, Esq.
Parry Murray & Ward
1270 Eagle Gate Tower
Salt Lake City, UT 84111

Larry 8-8
Larry 8-8

SW-36-577-2W

REURNED

Ray
AUG 22 1996

E 1269399 B 2036 P 1217
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1996 AUG 22 3:11 PM FEE 16.00 DEP CDP
REC'D FOR RAY, LARRY D.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 16th day of August, 1996, by LARRY D. RAY (aka "Larry Ray") and SUZANNE A. RAY, whose address is 34 North Terrace Drive, Clearfield, Utah 84015, as GRANTORS, to RAYZAN, L.C., a Utah limited liability company, whose address is 34 North Terrace Drive, Clearfield, Utah 84015, as GRANTEE.

Grantors, for good and valuable consideration, receipt of which is acknowledged, grant and convey to Grantee all the real property located in Davis County, State of Utah, more particularly described on Exhibit A attached hereto, together with all appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

Grantors hereby covenants with Grantee that Grantors will defend Grantee against claims of all persons claiming by, through or under Grantors. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, Grantors have set their hands and seal as of the day and year first above written.

GRANTOR:

Larry D. Ray
Larry D. Ray

Suzanne A. Ray
Suzanne A. Ray

EXHIBIT A

E 1269399 B 2036 P 1218

LEGAL DESCRIPTION:

Parcel 1

BEG AT 1 PT WH IS 33.0 FT N OF THE NW COR OF LOT 5 BLK 2
PLAT B KAYS TS SUR & RU N TH E 297.25 FT TO THE SW'LY LN OF
HWY 106; TH ALG SD NW'LY LINE N 47¹³' W 315.47 FT; TH S
42¹⁷' W 27.83 FT TO A PT OF TANGENCY WITH A 171.22 FT
RADIUS CURVE TO THE LEFT; TH ALG THE ARC OF SD CURVE
127.85 FT TO A PT DUE N OF THE POB; TH S 76.19 FT M/L TO POB.
CONT. 0.821 ACRES.

11-100-0093

Parcel 2

BEG AT SW COR OF BLK 1, PLAT B, KAYS TS SUR E 172.75 FT, N
85.6 FT, N 45¹³E 45 FT MOL TO S LINE OF HY, N 47¹³' W 4.05 CH
TO NW COR OF BLK 1, S 4.40 CHS TO BEG. CONT. 0.787 ACRES.

11-101-0029

Parcel 3

BEG AT INTERSEC OF E LN OF HWY & N LN OF STR AT A PT 30 FT
N ALG SEC LN & E 44.45 FT FR SW COR SEC 36-T5N-R2W, SLM; TH
E 145.15 FT ALG N LN OF STR TO A PT DUE S OF A PT 9 FT W OF
W FACE OF A CONCRETE WELL HOUSE; TN N 19.5 FT ALG A LINE 9
FT W OF W FACE SD WELL HOUSE; TN E 16.5 FT; TH S 8.25 FT; TH
E 50.35 FT TO A PT 200 FT E OF E LN SD HWY; TH N 121.75 FT
PARALLEL TO E LN SD HWY; TH W 200 FT TO E LN SD HWY; TH S
133 FT ALG SD HWY TO POB. CONT. 0.63 ACRES. SUBJ TO R/W

SW-36

14-094-0050

ACKNOWLEDGEMENT

STATE OF UTAH)
:SS
COUNTY OF DAVIS)

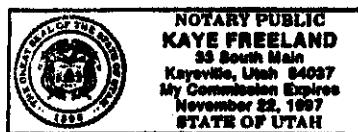
The foregoing instrument was acknowledged before me this 16th
day of August, 1996, by Larry D. Ray.



Kaye Freeland
NOTARY PUBLIC

STATE OF UTAH)
:SS
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 16th
day of August, 1996, by Suzanne A. Ray.



Kaye Freeland
NOTARY PUBLIC