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When Recorded, Mail To:

TERRAVENTURE INVESTMENTS, LTD.
475 NORTH 300 WEST, #204
KAYSVILLE, UTAH 84037

The space above provided for recorder's use.

SE 147-1W
09-088-0081+0042
Order No. ACCN

WARRANTY DEED
[CORPORATE FORM]

THE ADAMS COMPANY, A UTAH CORPORATION

RETURNEE

E 1501935 B 2476 P 1868
SHERYL L. WHITE, DAVIS CNTY RECORDER
1999 APR 2 4:56 PM FEE 14.00 DEP JO
REC'D FOR THE ADAMS CO

APR - 2 1999

a corporation organized and existing under the laws of the State of Utah, with its principal office at 475 NORTH 300 WEST, #204, KAYSVILLE, UTAH 84037
County of DAVIS, State of Utah, grantor, hereby CONVEY(S) AND WARRANT(S) to TERRAVENTURE INVESTMENTS, LTD.

of KAYSVILLE, County of _____, State of Utah, for the sum of Ten and No/100 Dollars, and for other good and valuable consideration, the following described tract of land in DAVIS County, State of Utah: GRANTEE,

IN WITNESS WHEREOF, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 24TH day of March, 1999

THE ADAMS COMPANY, A UTAH CORPORATION

By: *J. Stuart Adams*

STATE OF UTAH)
COUNTY OF DAVIS) ss.



On the 24TH day of March, A.D. 1999
personally appeared before me *J. Stuart Adams*
who being by me duly sworn did say that he is the *Vice President*
of THE ADAMS COMPANY, A UTAH CORPORATION

a corporation, and that he executed the within instrument on behalf of said corporation by authority of a resolution of its board of directors and duly acknowledged to me that said corporation executed the same.

Barbara Swensen
Notary Public

My commission expires *September 23, 2000*

Residing at: _____

Beginning at a point located on the West right of way line of U.S. Highway 89 which is located South 0 deg. 11'20" West 781.05 feet along the section line and North 89 deg. 28'02" West 72.92 feet from the monument marking the East Quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, point of beginning also being located South 1 deg. 22'58" West 5.00 feet from a highway right of way marker monument; running thence South 1 deg. 22'58" West 138.96 feet to highway right of way marker monument; thence North 89 deg. 52'43" West 1246.23 feet along the remnants of an old fence line to a fence corner; thence North 0 deg. 11'55" East 123.08 feet to the Northeast corner of ORCHARD GROVE SUBDIVISION NO. 1; thence North 0 deg. 48'01" West 41.44 feet to the Southwest corner of the L.D.S. Church property marked on the ground by a reinforcing rod with cap; thence South 89 deg. 35'43" East 311.25 feet to the Southeast corner of said Church property marked on the ground by a reinforcing rod with cap; thence North 0 deg. 00'00" East 191.10 feet along the East line of said Church property to an existing fence line; thence South 89 deg. 13'22" East 803.57 feet along said fence line to the Northwest corner of the Bonus Star Marts Inc. property marked on the ground by a reinforcing rod with cap; thence along the boundary line of said Bonus Star Marts Inc. property the following two courses: South 1 deg. 23'42" West 205.00 feet, South 89 deg. 28'02" East 140.00 feet to the point of beginning.

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LESS: A tract of land conveyed to the Town of East Layton by a Warranty Deed dated September 15, 1969 and recorded January 8, 1970 in the Davis County Recorder's Office, Book 427 at Page 84, further described as follows: Beginning at a point on the West right of way line of U.S. Highway 89 which is also South 780.52 feet and West 72.91 feet from the East One-Quarter Corner of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian; said point of beginning also being 5 feet South of a right of way marker; thence West 185 feet; thence North 86 deg. 07'52" West 398.97 feet; thence West 781.15 feet; thence North 442 feet more or less to the North property line; thence along said property line North 88 deg. 45' West 40 feet; thence South 482.96 feet; thence East 822.65 feet; thence South 86 deg. 07'15" East 396.44 feet; thence East 185 feet to the West Highway right of way line of U.S. Highway 89; thence along said right of way line North 1 deg. 29' East 40.04 feet to the point of beginning.

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Basis of bearing is the East line of the Southeast Quarter of Section 14, T. 4 N., R. 1 W., S.L.B. & M., as South 0 deg. 11' 20" West marked by Davis County Brass Cap Monuments.

The Grantors hereby Quit-Claim without Warranty the following:

Beginning at a point South 0 deg. 11'20" West 576.07 feet along the section line and North 89 deg. 28'02" West 68.60 feet and North 89 deg. 28'02" West 140.00 feet and North 89 deg. 29'22" West 517.44 feet from the East Quarter corner of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah; and running thence North 89 deg. West 286.13 feet more or less to the East Property Line conveyed in Warranty Deed Book 1623, Page 786; thence North along said property to a fence line being the South property line of Laaar Ross Wall and Joyce S. Wall; thence East along said fence line 286.13 feet more or less to a point due North of the point of beginning; thence South to the point of beginning.

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