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When recorded mail to:
Doug S. Kimball
475 N 300 West #8
Kaysville, Ut.

E 1586333 B 2637 P 459
SHERYL L. WHITE, DAVIS CNTY RECORDER
2000 APR 13 4:13 PM FEE 18.00 DEP JTA
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

11-364-0001 (pt)

Special Warranty Deed

1 Avelon Lot

Keith Romney, Jr., as to a 50% interest and Keith Romney, Jr. and Julie B. Romney as to a 50% interest, as Grantors,

hereby convey and warrant only as against all claiming by, through or under it to

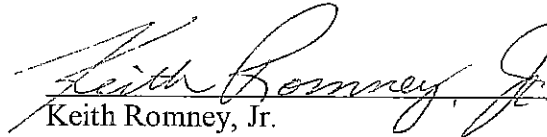
Doug S. Kimball,
as Grantee, of Davis County, State of Utah for the sum of ten dollars and other good and valuable consideration the following described tract of land in Davis County, State of Utah:

See attached Exhibit "A " for legal description conveyed

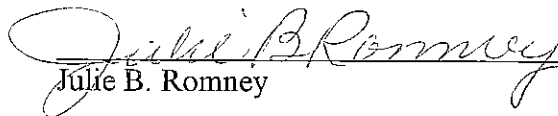
Reserving unto the grantor a perpetual easement for the purpose of constructing, maintaining and repairing signage located on Exhibit "B"

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and year 2000 taxes and thereafter.

Witness, the hands of said Grantors, this 12th day of April, 2000.

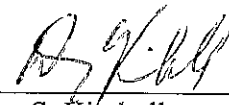


Keith Romney, Jr.



Julie B. Romney

Acceptance by Grantee:



Doug S. Kimball

633501W

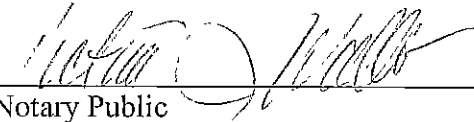
EXHIBIT "B"

(Legal description for Signage Easement Reserved by Grantor)

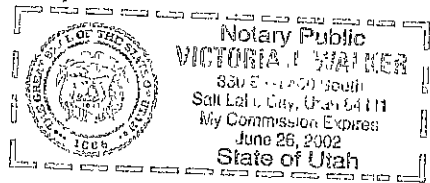
Beginning at a point on the Easterly line of State Highway 106 at a point which is North 46°25'00" West 703.50 feet and North 75 °10'00" 714.57 feet from the Southwest Corner of Block 17, Plat "D", Kaysville Townsite Survey, a part of which lies in Section 34, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said point of beginning also lies at the intersection of the Easterly right-of way line of State Highway NO 106 and the Southeasterly right-of-way line of 600 North street and running thence North 14°12'00" East 20.00 feet along the Southeasterly line of 600 North Street; thence South 75°10'00" East 20.00 feet; thence South 14°12'00" West 20.00 feet to the Easterly line of State Highway 106; thence North 75°10'00" West 20.00 feet along said Easterly line to the point of beginning.

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

On this day personally appeared before me Keith Romney, Jr. and Julie B. Romney to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 10th day of April, 2000.

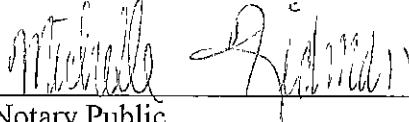


Notary Public
Residing in Salt Lake City, Utah
Commission Expires 6/26/2002



STATE OF UTAH
)
) SS:
)
)
COUNTY OF Davis)

On this day personally appeared before me Doug S. Kimball who being by me duly sworn did acknowledge that he executed the foregoing instrument. this 12 day of April, 2000.



Notary Public
Residing in
310 S. Main
Commission Expires: 10/15/01

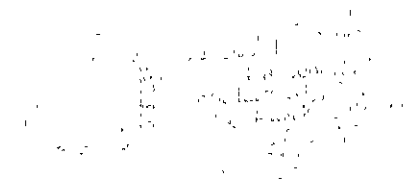


Exhibit "A"

All of Lot 1, Avalon Lot , Kaysville City, Davis County, Utah , according to the official plat thereof.

Together with the following described right-of-way and Easement for ingress and egress.

Beginning on the Easterly right-of-way line of State Highway 106 at a point which is North 46°25' West, 703.50 feet and North 75°10' West 249.27 feet from the Southwest Corner of Block 17, Plat D, Kaysville Townsite Survey a part of which lies in Section 34, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 75°10'00" West 35.36 feet along said Easterly right-of-way line; thence North 43°35'00" East 159.67 feet; thence North 75°10'00" West 478.29 feet to the Southeasterly line of 600 North street; thence North 14°12'00" East 43.64 feet along said Southeasterly line to a point of curve; thence Northeasterly 21.36 feet along an 1132.00 foot radius curve to the right to a point (radius point bears South 74°43'08" East) on said curve; thence South 75°10'00" East 549.83 feet; thence South 43°35'00" West 233.81 feet to the point of beginning. As established in Cross Easement 1098328 in Book 1726 at page 354.

Together with the following described right-of-way for access:

Beginning at a point on the Easterly line of State Highway 106 at a point which is North 46°25'00" West 703.50 feet and North 75°10'00" West 423.99 feet from the Southwest corner of Block 17, Plat "D", Kaysville Townsite Survey a part of which lies in Section 34, Township 4 North Range 1 West, Salt Lake Base and Meridian, and running thence North 75°10'00" West 30.00 feet along said Easterly line; thence North 14°50'00" East 139.99 feet; thence South 75°10'00" East 30.00 feet, thence South 14°50'00" West 139.99 feet to the point of beginning.

All Easement and right-of-ways over premises described in exhibit "A" in that certain easement agreement Dated March 1, 1978 and recorded March 22, 1978 in Book 697 Page 366 of records.