

RETURNED

AUG 30 2002

E 1781920 B 3116 P 144  
SHERYL L. WHITE, DAVIS CNTY RECORDER  
2002 AUG 30 8:59 AM FEE 14.00 DEP CY  
REC'D FOR BACKMAN-STEWART TITLE SERVICES

RECORDING REQUESTED BY AND )  
WHEN RECORDED RETURN TO: )  
The Nature Conservancy )  
Western Resource Office )  
2060 Broadway, Suite 230 )  
Boulder, Colorado 80302 )  
Attention: Division Counsel )

FOR REGULAR TAX NOTICES:  
The Nature Conservancy  
Utah Field Office  
559 East South Temple  
Salt Lake City, Utah 84102  
Attention: Kara DeSena

*Sw 25 - 4n - 2w*

**Warranty Deed**

*12-110-0204 Enr 02010*

FOR VALUE RECEIVED, THE GRANTOR, **The C. Limited Partnership**, a Utah Limited Partnership, conveys and warrants to **THE NATURE CONSERVANCY**, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Suite 100, Arlington, Virginia 22203, GRANTEE, the following described real estate, situated in the County of Davis, State of Utah:

Beginning at the Southwest Corner of Section 25, Township 4 North, Range 2 West, Salt Lake Base and Meridian,

thence S89°51'07"E 1326.30 feet along the South Line of said Section 25 (Davis County record = S89°51'16" E 1326.28 feet) to the Southeast Corner of the West Half of the Southwest Quarter of said Section 25 (Basis of Bearing being N0°11'56"E between the Southwest Corner and the Northwest Corner of said Section 25);

thence N0°11'32"E 1084.53 feet along the East Line of said West Half of the Southwest Quarter of Section 25;

thence N89°48'28"W 200.00 feet;

thence N0°11'32"E 1149.36 feet;

thence S58°39'56"E 233.68 feet to said East Line;

thence N0°11'32"E 38.56 feet along said East Line to a point N0°11'32"E 2151.60 feet from said Southeast Corner of the West Half of the Southwest Quarter of Section 25;

thence N58°39'56"W 942.54 feet (prior deeds = N58°50'W 942.48 feet);

thence N67°21'56"W 561.70 feet (prior deeds = N67°32'W 561.66 feet) to the West Line of said Section 25, said point being 2854.50 feet north along the Section Line from the Southwest Corner of said Section 25;

thence S0°11'47"W 215.61 feet along the Section Line (Davis County record = S0°11'56" W) to the West Quarter Corner of said Section 25;

thence S0°12'05"W 2638.89 feet along the Section Line (Davis County record = S0°11'56" W 2639 feet) to Southwest Corner of said Section 25 and the point of beginning.

**TOGETHER WITH** all mineral rights owned by Grantor; and all underground and surface water rights appurtenant to the above-described property for irrigation, stockwatering, or other purposes, including but not limited to 100% of the Water Rights numbered 31-4749 and 31-4766 on file with the Utah State Division of Water Rights for irrigation and stockwatering use.

**SUBJECT TO THE FOLLOWING:**

1. Lien of real property taxes for the year 2002 and subsequent years, not yet due and payable.
2. The land described herein is located within the boundaries of Weber Basin Water District (771-1677), North Davis Sewer District (825-0712), and Special Services Area District and is subject to any assessments levied thereby.
3. Subject to reservations in favor of the Grantor, United States of America: Recorded October 19, 1889, Entry No. 4736, Book K, Page 588, excluding and excepting from the transfer by these presents all mineral lands should any such be found to exist in the tracts described in the foregoing but this exclusion and exception according to the terms of statute shall not be construed to include coal and iron lands.
4. Subject to the right of way for a road along the North line of said parcels as disclosed by that certain Warranty Deed recorded October 14, 1980 in Entry No. 576953, Book 843, Page 903, of the Official Records of Davis County, Utah.
5. Subject to an easement for ingress and egress across the Northerly/Northeasterly portion of the property as disclosed by Quit Claim Deed recorded May 1, 2002, as Entry No. 1750194 in Book 3035, page 637, of the Official Records of Davis County, Utah.

**WITH WARRANTY COVENANTS.**

TO HAVE AND TO HOLD the said property, with its appurtenances, unto the Grantee, its heirs and assigns forever.

Grantor covenants and warrants that it is lawfully seized and possessed of the real property aforesaid and has the full right, power and authority to execute this conveyance, and that said real property is free and clear of all liens, claims or encumbrances, except as shown above, and that it will defend the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Dated 8-28-2002, 2002.

*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK  
SIGNATURE PAGE FOLLOWS*

GRANTOR:

The C. LIMITED PARTNERSHIP, a Utah  
Limited Partnership

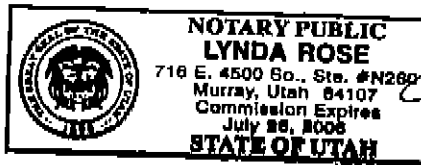


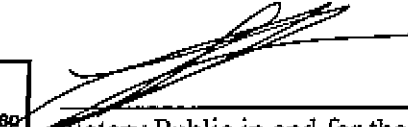
Dean S. Cook, General Partner

STATE OF UTAH )  
 ) ss.  
COUNTY OF Davis )

The foregoing instrument was acknowledged before me this 28th day of August, 2002, by DEAN S. COOK, as General Partner, of The C. LIMITED PARTNERSHIP, a Utah Limited Partnership.

[SEAL]



  
Notary Public in and for the State of Utah  
Residing at Murray, UT

My commission expires on 7/26/06.