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BK 4215 PG 622

E 2242545 B 4215 P 622-623

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

2/7/2007 12:39:00 PM

FEE \$12.00 Pgs: 2

DEP eCASH REC'D FOR HICKMAN LAND TITLE CO

Property #550-2799

T-43019

SPECIAL WARRANTY DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS

CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City,

County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under

it, and against acts of itself, to GRANTEE, Dale D. Clark and Ruth E. Clark, as Tenants-in-Common, of,

1143 Hackamore Drive, Draper, State of Utah, 84020, for the sum of Ten and No/100 Dollars (\$10.00) and

other good and valuable consideration, the following parcel of land, situate in the County of Davis, State of

Utah, and more particularly described as follows:

Beginning at a point which is West 1308.04 feet and South 969.15 feet from the North Quarter corner, Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 210.39 feet; thence South 89°40'58" East 213.57 feet; thence North 210.39 feet; thence North 89°40'58" West 213.57 feet to the point of beginning.

Subject to easements, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

The Grantor specifically reserves, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.

12-103-0055

