

2191BC

07-033-0018

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BK 4476 PG 1669

E 2343838 B 4476 P 1669-1671

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

2/25/2008 3:46:00 PM

FEE \$0.00 Pgs: 3

DEP eCASH REC'D FOR HERITAGE WEST TITLE INS AGE

Property #514-9606

### 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, **Board of Education of Davis School District**, of, 45 East State Street, Farmington, State of Utah, 84025, 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:

**See Exhibit "A" attached hereto and made part hereof**

**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.**

**Subject to: (i) any state of facts that an accurate and complete ALTA/ACSM Land Title Survey (with all Table A items) or physical inspection of the property or both might disclose, (ii) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction, and (iii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.**

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 14<sup>th</sup> day of February, 2008.

**CORPORATION OF THE PRESIDING BISHOP  
OF THE CHURCH OF JESUS CHRIST OF  
LATTER-DAY SAINTS, a Utah corporation sole**



By: Terry F. Rudd  
Authorized Agent

STATE OF UTAH            )  
  :SS  
COUNTY OF SALT LAKE    )

On this 14<sup>th</sup> day of February, 2008, personally appeared before me Terry F. Rudd, personally known to me to be the Authorized Agent of **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.

Notary Public for the  
State of Utah

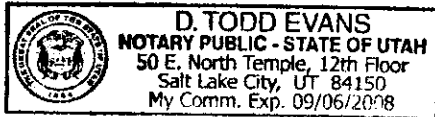


EXHIBIT "A"

07-033-0018

Beginning 4.62 feet East of the Northeast corner of Lot 4, Block 5, Plat B, Farmington Townsite Survey, in the City of Farmington, which point is 8.35 chains South and 0.07 chains East of the Northwest corner of the Southeast Quarter of Section 19, Township 3 North, Range 1 East, Salt Lake Meridian, and running thence South 127.5 feet; thence West 146 feet, more or less, to a point 120 feet North of the Southwest corner of said Lot 4; thence North 142.5 feet, more or less to a chain link fence; thence East 146 feet, more or less along said fence to a point due North of the point of beginning; thence South 15 feet, more or less, to the point of beginning.

Less and excepting:

Beginning at a point 8.35 chains South and 0.07 of a chain East and South 56.5 feet from the Northwest corner of the Southeast Quarter of Section 19, Township 3 North, Range 1 East, Salt Lake Meridian, in the City of Farmington, which point is also East 4.62 feet and South 56.5 feet from the Northeast corner of Lot 4, Block 5, Plat B, Farmington Townsite Survey, and running thence South 71.0 feet; thence West 146.0 feet, more or less, along a line 120 feet North of the South line of said Lot 4 to the West line of said Lot 4; thence North 71.0 feet along a street to a point due West of the point of beginning; thence East 146.0 feet, more or less, to the point of beginning.