

276275

WARRANTY DEED

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*1/2-35-27-1W  
7E/4 + 1/2-36-27-1W*

FHEBE PORTER, also known as PHOEBE PORTER, Grantor, of Woods Cross, County of Davis, State of Utah, hereby CONVEYS and WARRANTS to JOSEPH PORTER, Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of Five Dollars and other good and valuable considerations, the following described tract of land in Davis County, State of Utah:

Commencing at a point 3.82 chains South from the Northwest corner of the Southeast Quarter of Section 35, Township 2 North, Range 1 West, Salt Lake Meridian, running thence South 36 rods; thence East 55.20 rods; thence North 36 rods; thence West 55.20 rods to the place of commencement, containing 12.42 acres, more or less.

Also, Commencing at a point 3.82 chains South from the Northeast corner of the Southwest Quarter of Section 35, Township 2 North, Range 1 West, Salt Lake Meridian, running thence West 4.36 chains; thence Southerly 9.01 chains; thence East 3.60 chains; thence North 9.00 chains to the place of commencement, containing 3.58 acres, more or less.

Commencing on the east line of a certain street, known as State Road No. U-131, running north and south at a point 3.14 chains South and 2.68 chains, more or less, West of the Northeast corner of the Southwest Quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Meridian, United States Survey, and running thence North along the east side of said street 5.12 chains; thence East 2.68 chains to the quarter section line; thence onward South 86°49' East 4.82 chains; thence North 1.50 chains; thence South 86°49' East 843.38 feet; thence South 125 feet to quarter section line; thence onward South 2.285 chains; thence West 770 feet to the center of a certain ditch of the Bountiful Mill Creek Irrigation Company; thence South along the center of said ditch 3.42 rods; thence West 570.54 feet, more or less, to the point of commencement, containing 10.46 acres, more or less.

Also, together with all the improvements on said above premises, and appurtenances, with all ditch and water rights used in connection therewith, including 7 shares of the capital stock of the Bountiful Irrigation Company and 6 shares of the capital stock of the Bountiful Mill Creek Irrigation Company.

Subject, however, to an undivided two-thirds interest in that certain reservoir and in the following described tract of land upon which said reservoir is situated, Commencing at a point on the west ditch bank of the Bountiful Mill Creek Irrigation Company and on the north line of Grantee's land 3.48 chains North and South 86°48' East 8.61 chains from the Northeast corner of the Southwest Quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence South 75 feet; thence West 75 feet; thence North 75 feet; thence East 75 feet to the point of commencement.

Subject, however, to a perpetual right of way for the operation and maintenance of the present pipeline

Recorded at request of *Emily L. Eldredge* on *11/11/1966* at *11:11 A.M.* by *James R. Bybee*  
Date *DEC 8* 1966  
Fee Paid \$ *4.00*  
Recorder Davis County Page *343*  
Book *306*  
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Entered

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from said reservoir across and over the 10.48 acre tract of land herein described and to be used in common by the Grantee herein, his successors and assigns, and others.

WITNESS the hand of said Grantor this 11th day of December, 1951.

Signed in the presence of,

Phoebe Porter

Phoebe E. Ellis

STATE OF UTAH, :  
: SS.  
COUNTY OF DAVIS. :

On the 11th day of December, A.D., 1951, personally appeared before me PHEBE PORTER, also known as PHOEBE PORTER, the signer of the within instrument, who duly acknowledged to me that she executed the same.

Keith Stahle

.. Notary Public ..



Res. Capital, Utah.  
Com. Exp: May 15, 1955.