

#4625-

(P) 06-098-0015

MARIE G. KORTH
BOX ELDER COUNTY RECORDER

DEP. 39 FEE 100

1990 MAY 11 PM 3:06

30314

Property #509-0474-60

SPECIAL WARRANTY DEED

BOOK 487 PAGE 546

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 DAVID A. SCOTT and RUBY M. SCOTT, husband and wife as joint tenants with full rights of survivorship, GRANTEEES, of 85 West 300 South, Fielding, County of Box Elder, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situated in the County of Box Elder, State of Utah, and more particularly described as follows:

Part of the Northwest Quarter of Northwest Quarter of Section 35, Township 12 North, Range 3 West, SLB&M, described as follows:

Beginning at the Southwest Corner of Lot 5, Block 6, Plat F, GARLAND CITY Survey, and running thence East 148.5 feet, more or less to the West bank of an existing irrigation ditch; thence South 66 feet more or less following the West bank of said ditch to a point where said ditch turns West; thence West 148.5 feet more or less following the North bank of said irrigation ditch to the East line of 100 East Street (Mayfield Ave.); thence North 66 feet more or less to the point of beginning.

Reserving to the Grantors, their successors and assigns, a right of way for ingress and egress over, under and across said parcel.

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

The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 2nd day of May, 1990.

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

By: Fred A. Baker
Authorized Agent

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 2nd day of May, 1990, personally appeared before me Fred A. Baker personally known to me to be the authorized agent for the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, who acknowledged to 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 the said Fred A. Baker acknowledged to me that the said corporation executed the same.

My commission expires:

4-1-91

Tony F. Ruhl
Notary Public in and for
The State of Utah