

<p>WHEN RECORDED RETURN TO:</p> <p>South Clearfield Pipeline Irrigation Company 179 Ross Drive Clearfield, Utah 84015</p>	<p>E 3467836 B 7980 P 416-423 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 04/04/2022 10:35 AM FEE \$114.00 Pgs: 14 DEP RT REC'D FOR CLEARFIELD PIPE L INE CORP</p> <p>Space above for County Recorder's use</p>
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QUITCLAIM DEED AND ASSIGNMENT

CLEARFIELD PIPE LINE CORPORATION, a Utah nonprofit corporation ("Grantor"), with an address of c/o Curtis Oda, President, P.O. Box 824, Clearfield, Utah 84089, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby QUITCLAIMS and ASSIGNS to SOUTH CLEARFIELD IRRIGATION COMPANY, aka South Clearfield Pipeline Company, a Utah nonprofit corporation ("Grantee"), with an address of 179 Ross Drive, Clearfield, Utah 84015, all of Grantor's right, title and interest in and to the following real and personal property located in Davis County, State of Utah:

See the attached **EXHIBIT A**

Witness the hand of the Grantor this 4th day of April, 2022.

CLEARFIELD PIPE LINE CORPORATION,
a Utah nonprofit corporation

By: Curtis Oda
Its: President

ACCEPTED BY:

SOUTH CLEARFIELD IRRIGATION COMPANY,
a Utah nonprofit corporation

By: Edward J. Regan
Its: President

[ACKNOWLEDGMENTS FOLLOWS ON NEXT PAGE]

EXHIBIT A

[To Quitclaim Deed and Assignment]

Property Description

Reservoir Property and Associated Rights and Infrastructure.

Grantor's fifty percent (50%) undivided interest in the real property located in Davis County, State of Utah more particularly described as follows (the "Property"):

BEG AT SE COR OF LOT 63, WEST GATE NO 2 SUB, SEC 1-T4N-R2W, SLM;
& RUN TH N 22[^]00' E 151.5 FT, M/L, TO THE W LINE OF INTERSTATE 15;
TH S 34[^]37' E 182 FT ALG SD W LINE; TH S 89[^]52' W 37.6 FT; TH S 10 FT;
TH S 89[^]52' W 120 FT; TH N 20 FT; TH S 89[^]52' W 7.0 FT TO BEG. CONT.
0.375 ACRES [Parcel No. 120040107].

Together with the existing reservoir, reservoir storage rights, the water delivery pipeline, and associated easements and infrastructure located on the Property.

Jointly Owned Pipeline and Associated Infrastructure and Easements.

Grantor's fifty percent (50%) undivided interest in the real and personal property located in Davis County, State of Utah, more particularly described as follows:

All recorded and prescriptive easements for a jointly owned water delivery pipeline (the "Jointly Owned Pipeline") extending from the Property on, over, across, under, and through numerous parcels of real property to approximately the intersection of State Street and 700 South in Clearfield, Utah as the approximate location of the Jointly Owned Pipeline is depicted on the maps attached hereto as Exhibit A-1, including without limitation, the following easements:

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 16, 1960, and recorded February 9, 1998, as Entry No. 1379902, in Book No. 2237, at Page No. 199, in the office of the Davis County Recorder, from Earl Coleman and Lucinda A. Coleman, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel No. 120040133].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 10, 1960, and recorded February 9, 1998, as Entry No. 1379909, in Book No. 2237, at Page No. 206, in the office of the Davis County Recorder, from Grace E. Tueller, as grantor, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel Nos. 120040179 and 120040152].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 7, 1960, and recorded February 9, 1998, as Entry No. 1379906, in Book No.

2237, at Page No. 203, in the office of the Davis County Recorder, from Merrill Henry and Violet Henry, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel No. 120040182].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 1, 1960, and recorded February 9, 1998, as Entry No. 1379884, in Book No. 2237, at Page No. 156, in the office of the Davis County Recorder, from David Layton and Ethel S. Layton, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel Nos. 120040182, 120040017, and 120040180].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 1, 1960, and recorded February 9, 1998, as Entry No. 1379917, in Book No. 2237, at Page No. 214, in the office of the Davis County Recorder, from David Layton and Ethel S. Layton, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel Nos. 120040132, 120040153, and 120040145].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 7, 1960, and recorded February 9, 1998, as Entry No. 1379910, in Book No. 2237, at Page No. 207, in the office of the Davis County Recorder, from Ida Hadfield, as grantor, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel Nos. 120040154, 120040186 and 120040185].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 7, 1960, and recorded February 9, 1998, as Entry No. 1379911, in Book No. 2237, at Page No. 208, in the office of the Davis County Recorder, from Derek C. Hunwick and Delores Hunwick, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel Nos. 120040031 and 120040030].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 16, 1960, and recorded February 9, 1998, as Entry No. 1379903, in Book No. 2237, at Page No. 200, in the office of the Davis County Recorder, from Alph G. Padgett and Loreta Padgett, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel Nos. 120040030].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 1, 1960, and recorded February 9, 1998, as Entry No. 1379916, in Book No. 2237, at Page No. 213, in the office of the Davis County Recorder, from Ross S. Layton and Winifred R. Layton, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel No. 120040016].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 16, 1960, and recorded February 9, 1998, as Entry No. 1379914, in Book No. 2237, at Page No. 211, in the office of the Davis County Recorder, from C. Rosslyn

Kearl and A. Jeanne Kearl, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel No. 120040018].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 20, 1960, and recorded February 9, 1998, as Entry No. 1379885, in Book No. 2237, at Page No. 157, in the office of the Davis County Recorder, from Gayle L. Starks and Margaret S. Starks, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel No. 120040019].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 30, 1960, and recorded February 9, 1998, as Entry No. 1379887, in Book No. 2237, at Page No. 159, in the office of the Davis County Recorder, from Lucina W. Neville, as grantor, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel No. 120040021].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 25, 1960, and recorded February 9, 1998, as Entry No. 1379888, in Book No. 2237, at Page No. 160, in the office of the Davis County Recorder, from Wallace Hamblin and Helen Hamblin, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel No. 120040022].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 7, 1960, and recorded February 9, 1998, as Entry No. 1379904, in Book No. 2237, at Page No. 201, in the office of the Davis County Recorder, from George D. McFerson and Sidonia McFerson, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel No. 120040130].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 14, 1960, and recorded February 9, 1998, as Entry No. 1379907, in Book No. 2237, at Page No. 204, in the office of the Davis County Recorder, from Theodore G. Parsley and Vera E. Parsley, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel No. 120040184].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 15, 1960, and recorded February 9, 1998, as Entry No. 1379913, in Book No. 2237, at Page No. 210, in the office of the Davis County Recorder, from Lillian and Susie Guthrie, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel No. 120040034].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 30, 1960, and recorded February 9, 1998, as Entry No. 1379905, in Book No. 2237, at Page No. 202, in the office of the Davis County Recorder, from Irene W. Pettingill, as grantor, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [Parcel No. 120040035].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 7, 1960, and recorded February 9, 1998, as Entry No. 1379886, in Book No. 2237, at Page No. 158, in the office of the Davis County Recorder, from Fred K. Brown and Afton Brown, his wife, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [**Parcel No. 120040040**].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 7, 1960, and recorded February 9, 1998, as Entry No. 1379908, in Book No. 2237, at Page No. 205, in the office of the Davis County Recorder, from Alic W. Cable, as grantor, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [**Parcel No. 120040041**].

An easement for a water pipeline granted by that certain *Deed of Easement* dated July 16, 1960, and recorded February 9, 1998, as Entry No. 1379912, in Book No. 2237, at Page No. 209, in the office of the Davis County Recorder, from Fred L. Patterson and Ruth C. Patterson, as grantors, to South Clearfield Pipeline Company and Clearfield Pipeline Corporation [**Parcel No. 120040163**].

Any existing rights of way or easements for the Jointly Owned Pipeline on, over, across, under, and through any public road, and the parcels of land described on the attached **Exhibit A-2**.

Together with the Jointly Owned Pipeline and all associated infrastructure, maintenance obligations, responsibilities, and liabilities associated with the Jointly Owned Pipeline.

Solely Owned Pipeline and Associated Infrastructure and Prescriptive Easements.

Grantor's one hundred percent (100%) interest in the real and personal property located in Davis County, State of Utah, more particularly described as follows:

An existing water delivery pipeline, together with all associated infrastructure and maintenance responsibilities, obligations, and liabilities, extending west under State Street from its juncture with the Jointly Owned Pipeline to its juncture with a northern and southern branch, and including the southern branch (the "**Solely Owned Pipeline**"), as such Solely Owned Pipeline is depicted as the short section of pipeline crossing State Street and the southern branch on the maps attached hereto as **Exhibit A-3**, together with all right, title, and interest of Grantor in and to all prescriptive easements associated with the conveyance of the Solely Owned Pipeline, including without limitation, the prescriptive easements over, across, under, and through portions of the parcels of land described on the attached **Exhibit A-4**.

EXHIBIT A-1

[To Quitclaim Deed and Assignment]

Depiction of Approximate Location of Jointly Owned Pipeline

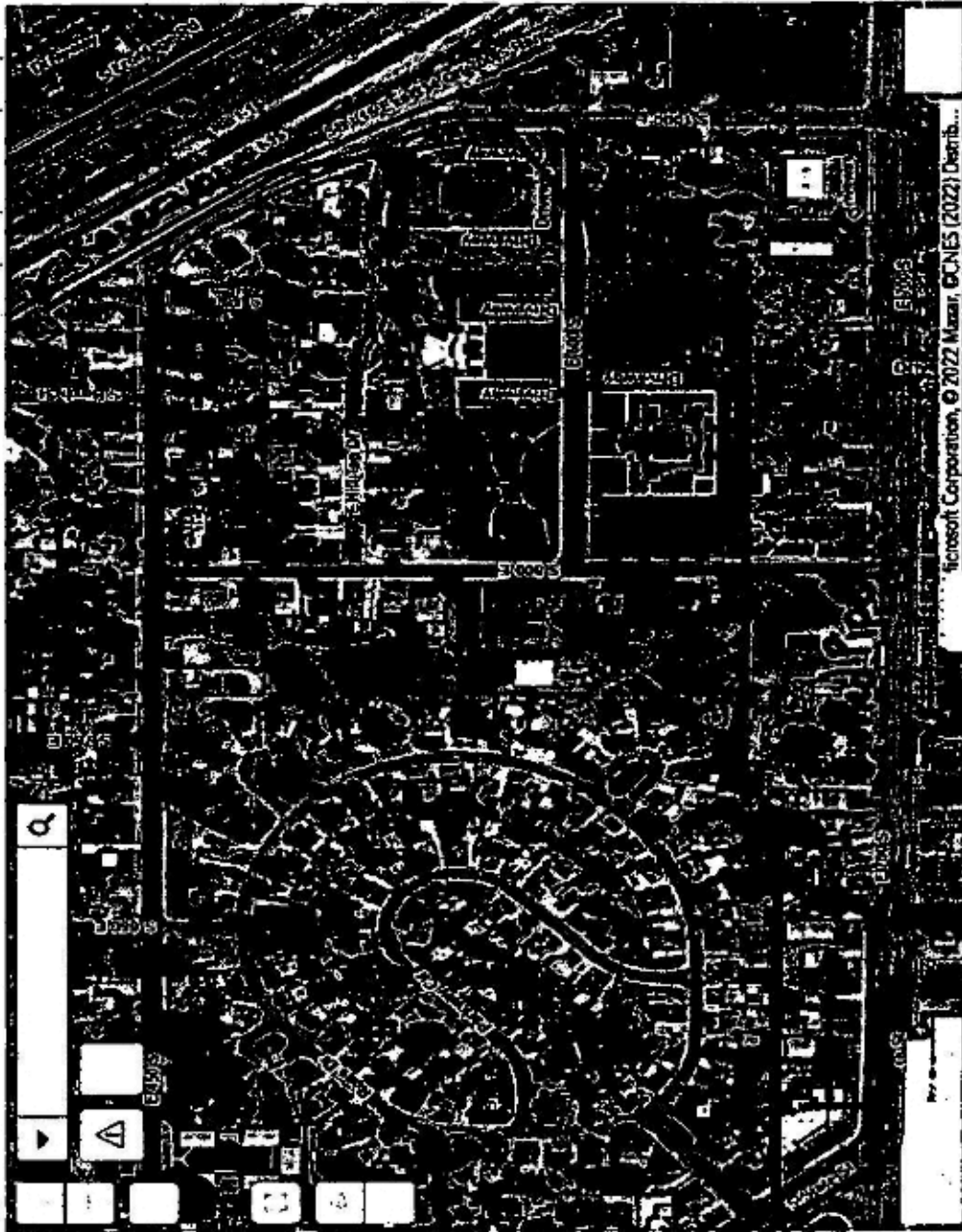


EXHIBIT A-2

[To Quitclaim Deed and Assignment]

Legal Descriptions of Parcels Burdened by Prescriptive Easements for Jointly Owned Pipeline

BEG ON N LINE OF A STR AT A PT 33 FT N & 888.4 FT N 89°52' E FR SW COR OF NE 1/4 OF SE 1/4 SEC 1-T4N-R2W, SLM; TH N 130 FT; TH N 89°52' E 29 FT; TH S 34°37' E 158 FT, M/L, TO N'LY LINE SD STR; TH S 89°52' W ALG SD STR 118 FT TO POB. CONT. 0.32 ACRES [Parcel No. 120040063].

BEG AT A PT ON THE 1/4 SEC LINE, SD PT BEING N 00°12'18" E ALG THE SEC LINE 1320.00 FT FR THE CENTER OF SEC 22-T4N-R2W, SLB&M; & RUN TH N 89°53'47" E 314.11 FT; TH S 307.58 FT; TH N 89°53'47" E 222.39 FT; TH S 00°14'02" W 323.17 FT; TH S 89°53'47" W 170.26 FT; TH S 40°42'42" W 199.51 FT TO THE NE'LY R/W LINE OF BLUFF STR; TH N 49°17'18" W ALG SD R/W LINE 312.47 FT TO A PT ON SD 1/4 SEC LINE; TH N 00°12'18" E ALG SD 1/4 SEC LINE 577.50 FT TO THE POB. CONT. 6.70 ACRES [Parcel No. 12010024].

BEG 6 CHAINS N & N 89°40'11" W 25.00 FT FR THE SE COR OF SEC 1-T4N-R2W, SLM; TH W 184.5 FT; TH N 1 CHAIN; TH E 184.5 FT; TH S 00°19'49" W 66.00 FT TO BEG. CONT. 0.277 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY) [Parcel No. 120040178].

BEG AT A PT S 89°48' W 7.23 CHAINS FR THE SE COR OF SEC 1-T4N-R2W, SLB&M; & RUN TH S 89°48' W 1.115 CHAINS; TH N 3.75 CHAINS; TH N 89°48' E 1.115 CHAINS; TH S 3.75 CHAINS TO THE POB. LESS & EXCEPT THEREFR ANY PORTION LYING WITHIN THE BOUNDS OF 900 SOUTH STR. CONT. 0.364 ACRES [Parcel No. 120040187].

BEG 7.722 CHAINS N, 89°48' E FR SW COR OF SE 1/4 OF SE 1/4 OF SEC 1-T4N-R2W, SLM; TH N 3.75 CHAINS; TH N 89°48' E 50 FT; TH S 3.75 CHAINS; TH S 89°48' W 50 FT TO BEG. CONT. 0.284 ACRES [Parcel No. 120040036].

BEG 2.666 CHAINS E FR SW COR OF SE 1/4 OF SE 1/4 SEC 1-T4N-R2W, SLM; TH N 242.50 FT; TH N 89°48' E 44.0 FT; TH S 242.5 FT, M/L, TO PT E OF BEG; TH W 44.0 FT, M/L, TO BEG. CONT. 0.245 ACRES [Parcel No. 120040032].

EXHIBIT A-3

[To Quitclaim Deed and Assignment]

Depiction of Approximate Location of Solely Owned Pipeline



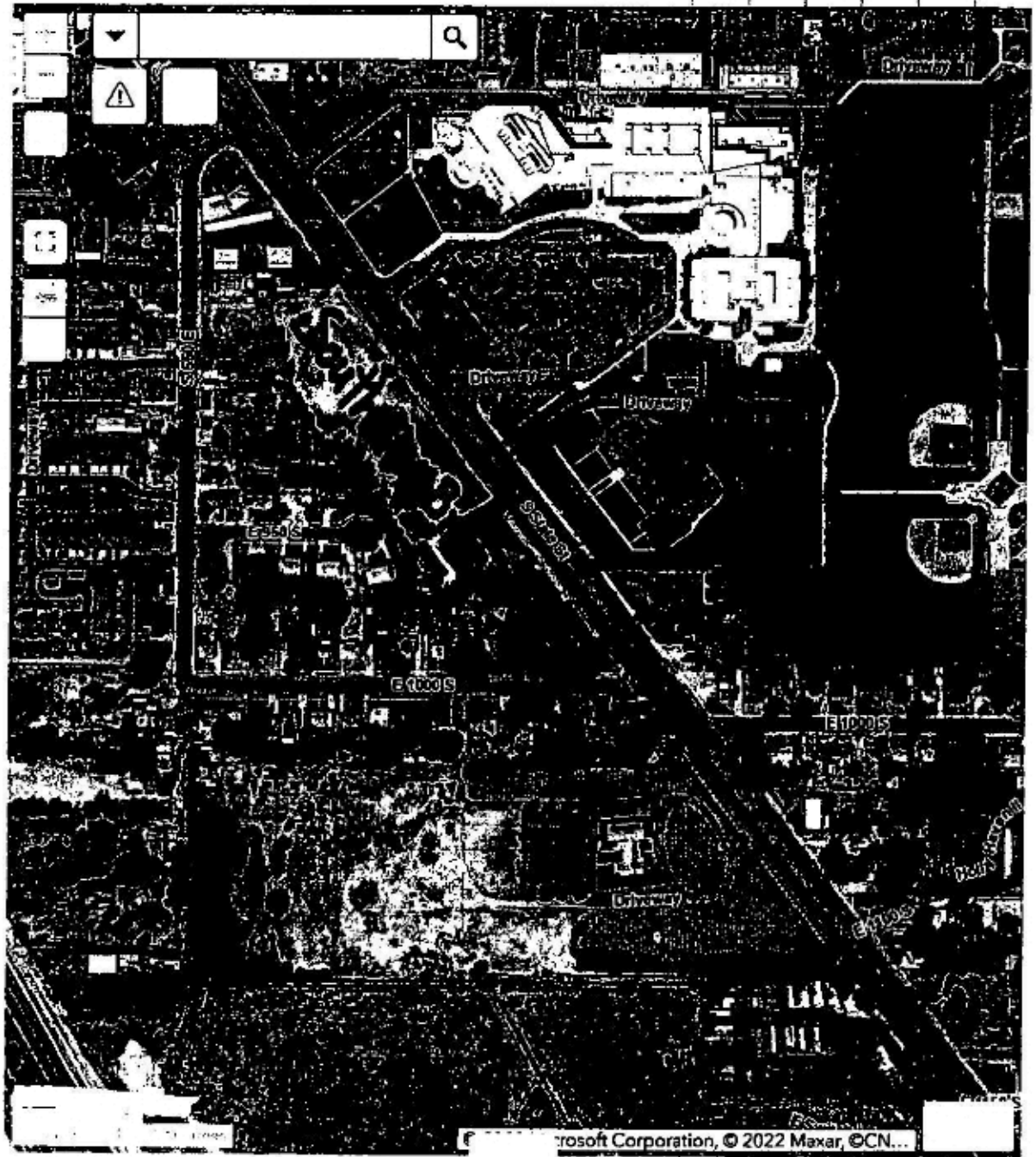


EXHIBIT A-4

[To Quitclaim Deed and Assignment]

Legal Descriptions of Parcels Burdened by Prescriptive Easements for Solely Owned Pipeline

BEG AT THE NE COR OF PPTY CONV IN WARRANTY DEED RECORDED 01/10/2011 AS E# 2578398 BK 5186 PG 587 AT A PT 2090.99 FT N 89°48'08" W & 30.03 FT N 0°18'21" E & N 0°11'52" E 1.04 FT FR SE COR OF SEC 1-T4N-R2W, SLM; RUN TH ALG THE N LINE OF SD PPTY N 88°37'19" W 115.68 FT, M/L, TO E LINE OF PPTY CONV TO ROSS S. LAYTON AS RECORDED IN BOOK 249 PAGE 683; TH N ALG E LINE OF SD ROSS S. LAYTON PPTY 78.81 FT, M/L, TO NE COR THEREOF; TH W ALG N LINE OF SD LAYTON PPTY 147.93 FT, M/L, TO E LINE OF STATE HWY; TH NWLY ALG SD HWY 89.667 FT, M/L, TO S LINE OF LAYTON PARK SUB; TH E ALG S LINE OF LAYTON SUB 311.5 FT; TH S 150 FT TO POB. CONT 0.705 ACRES ALSO: BEG ON E SIDE OF US HWY 91, 122.09 FT N & 2354.51 FT W OF SE COR SEC 1-T4N-R2W, SLM; S 41°56' E 65.333 FT; S 62°55' E 59.59 FT, M/L, TO PT ON N LINE OF PPTY CONV IN WARRANTY DEED RECORDED 01/10/2011 AS E# 2578398 BK 5186 PG 587; TH ALG SD LINE S 88°37'19" E 58.97 FT; TH N 76.07 FT, M/L, TO PT DUE E OF BEG; TH W 147.93 FT TO BEG. CONT. 0.175 ACRES TOTAL ACREAGE 0.88 ACRES [Parcel No. 120040182].

BEG AT A PT ON THE S LINE OF WIDENED 700 SOUTH STR, SD PT BEING S 89°47'01" E ALG THE SEC LINE 139.71 FT & S 00°09'18" W 65.39 FT FR THE NW COR OF THE NE 1/4 OF SEC 12-T4N-R2W, SLM; & RUN TH S 88°37'19" E 112.24 FT PARALLEL WITH SR-193; TH S 1°22'41" W 5.00 FT; TH SE'LY 33.39 FT ALG THE ARC OF A 60.50 FT RAD CURVE TO THE RIGHT (LC BEARS S 72°48'47" E 32.96 FT); TH S 39°01'00" E 12.23 FT; TH N 53°25'59" E 3.812 FT TO A PT ON THE W'LY LINE OF US HWY 91; TH S 36°34'01" E ALG SD W'LY LINE (RECORD S 36°47'00" E) 35.66 FT; TH S 53°25'59" W 148.12 FT; TH N 89°50'42" W 51.45 FT; TH N 00°09'18" E 133.72 FT, M/L, TO THE POB. CONT. 0.36 ACRES TOGETHER WITH & SUBJECT TO A DESC R/W120670150 [Parcel No. 120670150].

BEG AT A PT ON THE W'LY LINE OF U.S. HWY 91, SD PT BEING S 89°47'01" E ALG THE SEC LINE 100.00 FT (RECORD E 100.00 FT) & S 0°09'18" W 25.60 FT (RECORD S 25.60 FT) & S 79°13'01" E 173.40 FT (RECORD S 79°26'00" E) TO A PT ON THE W'LY LINE OF U.S. HWY 91 & S 36°34'01" E ALG SD W'LY LINE (RECORD S 36°47'00" E) 66.00 FT FR THE NW COR OF THE NE 1/4 OF SEC 12-T4N-R2W, SLM; & RUN TH S 36°34'01" E ALG SD W'LY LINE (RECORD S 36°47'00" E) 140.00 FT; TH S 53°25'59" W 127.69 FT; TH N 89°50'42" W 100.00 FT; TH N 00°09'18" E 100.00 FT; TH N 53°25'59" E 148.12 FT TO THE POB. CONT. 0.558 ACRES. TOGETHER WITH & SUBJECT TO A DESC 24.0 FT R/W. [Parcel No. 120670102].

ALL OF LOT 1, PLAZA 700 COMMERCIAL SUBDIVISION. CONT. 1.48000 ACRES [Parcel No. 126300001].

ALL OF LOT 3, PLAZA 700 COMMERCIAL SUBDIVISION. CONT. 0.28000 ACRES [Parcel No. 126300003].

BEG 445.29 FT E & 2031 FT N FR SW COR OF NE 1/4 OF SEC 12-T4N-R2W, SLM; SD PT ALSO BEING ON THE E'LY LINE OF 550 EAST STR AS DEDICATED ON 10/03/2014, E# 2826953 BK 6116 PG 203, FILE# 804; TH ALG SD STR 3 COURSES: N 0°04'53" W 42.46 FT, N 16°21'22" W 6.60 FT & N 0°58'23" E 40.94 FT; TH N 76°24' E 155.43 FT, M/L, TO THE W'LY LINE OF HWY; TH S 37°20' E ALG SD HWY 102.85 FT, M/L, TO N LINE OF PPTY DESC IN 244-160; TH W 90.16 FT; TH S 67 FT; TH W 106.83 FT TO THE POB. CONT. 0.345 ACRES [Parcel No. 120670153].

(DESC FR MORTGAGE IN 244-160) DUPLEX. BEG 6.63 CHAINS E & 2031 FT N & E 109.8 FT FR SW COR NE 1/4 SEC 12-T4N-R2W; SLM: N 67 FT; E 90.16 FT TO HWY; S 37°20' E 84.15 FT ALG HWY W 141.20 FT. CONT. 0.175 ACRES [Parcel No. 12670042].

ALL OF LOT 18, SMITH ESTATES SUB. CONT. 0.26 ACRES ALSO: BEG AT A PT WH IS E 448.45 FT & N 0°18' E 1906.79 FT FR THE SW COR OF THE NE 1/4 OF SEC-12-T4N-R2W, SLM; & RUN TH N 0°18' E 10 FT; TH N 87°52' E 133.45 FT; TH S 2°17' E 15.68 FT; TH N 89°42' W 134.03 FT TO THE POB. CONT. 0.031 ACRES ALSO: BEG AT A PT 452.50 FT E & 1954 FT N OF THE SW COR OF THE NE 1/4 OF SEC 12-T4N-R2W, SLM; SD PT ALSO BEING ON THE E'LY LINE OF 550 EAST STR, DEDICATED 10/03/2014, E# 2826953 BK 6116 PG 203, FILE# 804 & RUN TH ALG SD STR N 0°04'53" W 75.65 FT; TH E 235.25 FT TO W'LY LINE OF HWY R/W; TH SE'LY ALG SD R/W TO THE NE COR OF SMITH ESTATES SUB; TH S 87°52' W TO THE POB. CONT. 0.33 ACRES TOTAL ACREAGE 0.621 ACRES [Parcel No. 120690021].

ALL OF LOT 301, SMITH ESTATES SUBDIVISION AMENDMENT 3. CONT. 3.02000 ACRES LESS & EXCEPT THAT PART OF SD LOT 301 CONV IN QC DEED RECORDED 09/23/2021 AS E# 3421375 BK 7850 PG 1294 DESC AS FOLLOWS: A STRIP OF LAND, SIT IN THE NE 1/4 OF SEC 12-T4N-R2W, SLB&M, BEING MORE PARTLY DESC AS FOLLOWS: BEG NE COR OF LOT 301, SMITH ESTATES SUBDIVISION AMENDMENT 3, SD PT BEING S 00°09'18" W 673.37 FT ALG THE SEC LINE (NAD83 BEARING BEING S 0°29'41" W ALG THE SEC LINE BETWEEN THE N 1/4 & THE CENTER 1/4 COR OF SD SEC 12, PER THE DAVIS COUNTY TOWNSHIP REFERENCE PLAT) & S 89°50'42" E 735.89 FT FR THE N 1/4 COR OF SD SEC 12; & RUN TH S 36°52'02" E 560.10 FT ALG THE E'LY R/W LINE OF SD LOT 301 & THE R/W OF STATE STR; TH S 53°07'58" W 6.50 FT ALG THE S'LY LINE OF LOT 301; TH N 36°52'02" W 564.63 FT TO THE N'LY LINE OF LOT 301; TH N 87°59'58" E 7.92 FT ALG THE N'LY LINE TO THE POB. CONT. 0.084 ACRES TOTAL ACREAGE 2.936 ACRES [Parcel No. 128230302].

ALL OF LOT 5, SMITH ESTATES. CONT. 0.676 ACRES [Parcel No. 120690005].

ALL OF LOT 25, BLK 1, CAMPBELL HEIGHTS. CONT. 0.402 ACRES [Parcel No. 120700025].

A PART OF LOT 28, BLK 1, CAMPBELL HEIGHTS; BEG AT A PT WH IS N 89°50' E 20.00 FT FR NW COR OF SD LOT 28; & RUN TH N 89°50' E 84.8 FT; TH S 37°05' E 80.00 FT; TH S 81°00' W 107.78 FT; TH S 89°50' W 27.00 FT; TH N 0°18' E 80.6 FT TO POB. CONT 0.19 ACRES. SUBJECT TO 10 FT EASEMENT [Parcel No. 120700029].

BEG AT A PT N 89°50' E 20 FT & S 0°18' W 80.6 FT FR NW COR OF LOT 28, CAMPBELL HEIGHTS, BLK 1; TH N 89°50' E 27.0 FT; TH N 81°00' E 107.78 FT; TH S 37°05' E 89.5 FT, M/L, TO SE COR OF SD LOT 28; TH W 187.70 FT ALG SD S LINE TO A PT S 0°18' W OF BEG; TH N 0°18' E 55 FT TO POB. CONT. 0.233 ACRES [Parcel No. 120700028].

BEING A PART OF THE NE 1/4 OF SEC 12-T4N-R2W, SLB&M; BEG AT A PT ON THE S LINE OF CAMPBELL HEIGHTS SUB, SD PT BEING S 89°54'00" E 737.07 FT & N 0°09'17" E 971.03 FT FR THE SW COR OF SD 1/4 SEC; & RUN TH S 0°09'17" W 446.06 FT; TH S 89°54'00" E 1083.91 FT, M/L, TO THE W'LY LINE OF US HWY #91 (SR #126); TH N 36°47'21" W ALG SD W'LY LINE 557.71 FT TO THE S LINE OF SD SUB; TH N 89°54'00" W ALG SD S LINE 748.70 FT TO THE POB. CONT. 9.38 ACRES THE ABOVE PPTY DESCRIPTION WAS INITIALLY PREPARED PER THE DAVIS COUNTY COORDINATE SYSTEM. IN ORDER TO CONVERT THE ABOVE SD PPTY BEARINGS TO STATE PLANE COORDINATES THE FOLLOWING APPLIES: THE W LINE OF THE NE 1/4 OF SEC 12 HAS A GIVEN BEARING OF N 0°09'17" E (DAVIS COUNTY COORDINATE SYSTEM) & N 0°29'41" E (STATE PLANE BEARING NAD83). THE SECTION LINE BEARING OF N 0°09'17" E, MUST BE ROTATED TO THE RIGHT 0°20'24" IN ORDER TO CONVERT THE PPTY DESCRIPTIONS FR THE DAVIS COUNTY COORDINATE SYSTEM TO STATE PLANE COORDINATE SYSTEM. EXCEPT THEREFR THE FOLLOWING DESC TRACTS OF LAND: PARCEL 1: BEG AT A PT 1279 FT E & 845.82 FT N FR SW COR OF NE 1/4 SEC 12-T4N-R2W, SLB&M; TH S 89°50' W 136 FT; TH S 0°10' E 186 FT; TH N 89°50' E 129.89 FT; TH N 1°43'30" E 18.06 FT; TH N 85°25' E 151.39 FT TO A PT OF TANGENCY OF AN IRRIGULAR CURVE TO THE LEFT ALG W'LY SIDE OF A CERTAIN DRIVEWAY; TH ALG THE BACK SIDE OF A CONCRETE CURB IN A N'LY DIRECTION ALG SD IRRIGULAR CURVE 162.0 FT, M/L, TO A PT S 1°43'30" W 17.6 FT & N 86°20'40" E 128.65 FT FR BEG; TH S 86°20'40" W 128.65 FT; TH N 1°43'30" E 17.6 FT, M/L, TO POB. PARCEL 2: BEG AT A PT W 440 FT, M/L, TO THE W RW LINE OF SR-126, N 37°05' W 666 FT, M/L, ALG SD R/W LINE; TH S 89°50' W 621.4 FT, M/L, & N 123 FT, M/L, FR THE E 1/4 COR OF SEC 12-T4N-R2W, SLB&M; SD PT BEING AT THE SW COR OF AN EXISTING CLEARFIELD MORTUARY PARCEL; TH S 89°50' W 170.54 FT, M/L, TO THE W LINE OF AN EXISTING CLEARFIELD TOWN CORPORATION PARCEL; TH N 186 FT ALG SD W LINE; TH N 89°50' E 170 FT, M/L; TH S 00°10' E 186 FT TO THE POB. ALSO LESS & EXCEPT THEREFR THE FOLLOWING DESC TRACTS OF LAND: BEG AT A PT WH IS E 437.58 FT, N 529.6 FT, & E 1393 FT FR THE SW COR OF THE NE 1/4 OF SEC 12-T4N-R2W, SLB&M; & RUN TH S 37°05' E 289.8 FT, W 464.2 FT, N 231.2 FT, & E 289.44 FT TO POB. A PARCEL OF LAND LOC IN THE NE 1/4 OF SEC 12-T4N-R2W, SLB&M, DESC AS FOLLOWS: COM AT THE E 1/4 COR OF SEC 12-T4N-R2W, SLB&M, AS MARKED BY A DAVIS CO SURVEY BRASS CAP (SD E 1/4 COR BEING N 00°05'19" E 2636.71 FT ALG THE SEC LINE FR THE SE COR OF SD SEC 12 WH IS WITNESSED BY TWO RECOVERED HWY BRASS CAP R/W MONUMENTS AS SHOWN ON THE TIE SHEET FOR SD SE COR AS FILED ON PG 671 OF TIE SHEETS AT THE DAVIS COUNTY SURVEYOR'S OFFICE, SD SEC LINE BEING THE BASIS OF BEARINGS FOR THE HEREIN DESC PPTY), SD E 1/4 COR ALSO BEING S 89°54'00" E 2649.24 FT FR THE CENTER OF SD SEC 12 AS SHOWN ON RECORD OF SURVEY (ROS) MAP NO. 5703 PREPARED BY MOUNTAIN WEST SURVEYING & MAPPING INC & FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE; TH N 89°54'00" W 1117.19 FT

ALG THE S LINE OF THE NE 1/4 OF SEC 12 & N 292.10 FT TO THE SW COR OF THAT PPTY DESC & RECORDED 05/24/1999 AS E# 1516953 & THE TRUE POB; & RUN TH N 89°56'48" W 15.98 FT; TH N 0°06'58" E 232.89 FT; TH S 89°54'00" E 17.19 FT TO THE NW COR OF SD PPTY; TH ALG THE W LINE OF SD PPTY S 0°24'47" W 232.88 FT TO THE POB. TOTAL ACREAGE 8.2732 ACRES [Parcel No. 120670167].

BEG 437.58 FT E, N 529.6 FT, 1393 FT E FR SW COR OF NE 1/4 OF SEC 12-T4N-R2W, SLM; TH S 37°05' E 289.8 FT; TH W 464.2 FT; TH N 231.2 FT; TH E 289.44 FT TO BEG. CONT. 2.00 ACRES [Parcel No. 120670067].

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