

Recorded at Request of DAL HOLDINGS, LLC

ENT 50635 BK 4311 PG 328  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1997 Jul 02 2:27 pm FEE 21.00 BY JW  
RECORDED FOR BACKMAN-STEWART TITLE SERVI

at \_\_\_\_\_, M. Fee Paid \$ \_\_\_\_\_ 738 East Quality Drive  
American Fork, Utah 84003

by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_

Mail tax notice to \_\_\_\_\_ Address \_\_\_\_\_

# SPECIAL WARRANTY DEED

[CORPORATE FORM]

B. W. INC. \_\_\_\_\_ IDAHO \_\_\_\_\_, a corporation  
organized and existing under the laws of the State of ~~Utah~~, with its principal office at  
Boise \_\_\_\_\_, of County of Ada \_\_\_\_\_, State of ~~Utah~~ Idaho  
grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to  
DAL HOLDINGS, LLC

of American Fork, County of Utah, State of Utah \_\_\_\_\_ grantee  
Ten and no/100 dollars and other good and valuable consideration for the sum of  
the following described tract of land in Utah \_\_\_\_\_ DOLLARS  
State of Utah: \_\_\_\_\_ County,  
(See Exhibit "A" attached hereto and by this reference made a part hereof.)  
(Water Rights-See Exhibit "B")

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 1st day of July, A. D. 1997

Attest:

\_\_\_\_\_  
Secretary.

[CORPORATE SEAL]

B. W. INC.

By

*Dennis M. Baker*  
DENNIS M. BAKER President.

STATE OF UTAH,

County of Salt Lake

ss.

On the 1st day of July, A. D. 1997  
personally appeared before me Dennis M. Baker and \_\_\_\_\_  
who being by me duly sworn did say, each for himself, that he, the said Dennis M. Baker  
is the \_\_\_\_\_ president, and he, the said \_\_\_\_\_ is the secretary  
of B. W. INC. \_\_\_\_\_, and that the within and foregoing  
instrument was signed in behalf of said corporation by authority of a resolution of its board of  
directors and said Dennis M. Baker and \_\_\_\_\_  
each duly acknowledged to me that said corporation executed the same and that the seal affixed  
is the seal of said corporation.



NOTARY PUBLIC  
JIM CROCKATT  
7070 Union Park Cir. #150  
Midvale, Utah 84047  
My Commission Expires  
July 3, 1997  
STATE OF UTAH

*Jim Crockatt*  
Notary Public.

My commission expires \_\_\_\_\_ My residence is \_\_\_\_\_

## LEGAL DESCRIPTION

## PARCEL 1:

A part of the Southeast quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Pleasant Grove City, Utah County, Utah:

Beginning at a point 112.20 South 0 deg. 10'09" East along the section line from the East quarter corner of said Section 30, and running thence West 181.50 feet; thence North 6.60 feet; thence West 354.42 feet; thence South 1055.58 feet to a point on the North line of the Blackhurst property; thence South 89 deg. 59'24" East 295.11 feet along said property to the Westerly line of the Pleasant Grove City Property; thence North 13 deg. 34'25" East 51.94 feet along said City Property to an existing fence; thence North 89 deg. 18'05" East 231.58 feet along said existing fence to the section line; thence North 0 deg. 10'09" West 995.72 feet along said Section line to the point of beginning.

## PARCEL 2:

A part of the Southeast quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Pleasant Grove City, Utah County, Utah:

Beginning at a point 893.88 feet South 89 deg. 37'36" West along the quarter section line and 82.75 feet South from the East quarter corner of said Section 30; and running thence North 89 deg. 28' East 357.64 feet; thence South 1075.93 feet to a point on the North line of the Blackhurst Property; thence along said Blackhurst property the following two courses: North 89 deg. 59'24" West 49.90 feet to the Northwest corner thereof and South 265.45 feet; thence West 8.16 feet; thence North 0 deg. 10'11" West 6.47 feet; thence South 89 deg. 32'26" West 220.35 feet; thence North 660.14 feet; thence West 79.20 feet; thence North 673.20 feet to the point of beginning.

## PARCEL 3:

A part of the Southeast quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Pleasant Grove City, Utah County, Utah:

Beginning at a point 893.88 South 89 deg. 37'36" West along the quarter Section line and 755.95 feet South from the East quarter corner of said Section 30, and running thence South 660.78 feet; thence North 89 deg. 32'26" East 79.20 feet; thence North 660.14 feet; thence West 79.20 feet to the point of beginning.

## PARCEL 4:

A part of the Southeast quarter of Section 30, Township 5 South, Range 2 East,  
Continued on next page

Salt Lake Base and Meridian, U.S. Survey, in Pleasant Grove City, Utah County,  
Utah:

Beginning at a point 893.88 feet South 89 deg. 37'36" West along the quarter section line and 76.93 feet South from the East quarter corner of said Section 30; and running thence South 89 deg. 28' West 861.37 feet to a point on the projection of an existing fence line along the West line of 1300 West Street; thence along said fence line the following two courses: South 9 deg. 34'38" East 173.47 feet; and South 0 deg. 20'35" West 1174.61 feet; thence East 25.23 feet; thence North 7.33 feet; thence North 89 deg. 32'26" East 814.30 feet; thence North 1339.80 feet to the point of beginning.

Subject to current general taxes, easements, restrictions and rights of way of record.

dmb

## TOGETHER WITH:

Those certain water rights, described below, which are used in connection with or appurtenant to the above-described tracts of land, as described of record in the office of the Utah State Engineer or Utah Division of Water Rights:

1. A 50% interest in the underground well water rights and the rate of flow described in the two wells described in Water Right No. 55-1010;
2. A 100% interest in Water Right No. 55-4795;
3. A 25/40th interest in the surface rights only described in Water Right No. 55-6784 and
4. A 25/40th interest in the surface rights only described in Water Right No. 55-7724

This transfer of water rights is without warranty of any kind.

Grantor specifically excludes from this transfer, and retains to itself, the following water rights:

1. Any interest in Water Right Nos. 55-3676, 55-1546, 55-7680, and 55-7688
2. Grantor's interest in all of the surface water rights described in Water Right No. 55-1010, except as specifically and expressly otherwise granted above;
3. Grantor's interest in all of the underground well water rights described in Water Right Nos. 55-6784 and 55-7724, except as specifically and expressly otherwise granted above; and
4. Any other water rights owned by Grantor not specifically granted above.

Subject to and reserving unto the Grantor it's successors and assigns, a Right of Way for Ingress and Egress over and across the following described property:

A 50 foot wide Access Easement described as follows:

A part of the Southeast Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Pleasant Grove, Utah County, Utah:

Beginning at a point on the projection of an existing fence on the East Line of 1300 West Street being 1685.56 feet South 89°37'36" West along the Quarter Section Line and 1417.92 feet South from the East Quarter Corner of said Section 30; and running thence North 0°48'43" East 50.01 feet along said fence line projection; thence North 89°32'26" East 489.09 feet; thence South 0°24'18" West 50.01 feet to Grantor's South Property Line; thence South 89°32'26" West 489.44 feet along said South Line to the point of beginning.