

Recorded at request of **LAND TITLE CO.** Fee Paid \$ 5.00
Date **NOV 6 1980** at 1:46 P.M. CAROL DEAN PAGE Recorder Davis County
Edward Hand Deed Deputy Book **846** Page **771**

SPECIAL WARRANTY DEED *8-20-27-18*

578872

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, Grantor of Salt Lake County, State of Utah, hereby conveys and warrants, only against acts of itself and none other, to all claiming by, through or under it to L. LEW PILKINGTON and COLLEEN C. PILKINGTON, husband and wife, grantees of Bountiful, Utah for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following described tract of land, situate in the County of Davis, State of Utah, to-wit:

A part of the Southeast 1/4 of Section 20, Township 2 North, Range 1 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point North 735.91 feet, East 1073.03 feet, N3°05'51"W 145.21 feet and East 73.31 feet from the South 1/4 Corner of said Section 20, and running thence North 184.42 feet to the South line of Orchard Heights Plat "B", thence N84° 33'27"E 89.09 feet; thence S7°53'W 194.71 feet; thence West 61.98 feet to the Point of Beginning.

SUBJECT TO easements, rights-of-way, rights, reservations, restrictions, conditions and covenants of record or enforceable in law of equity.

PROVIDED HOWEVER, that this conveyance is made and accepted on each of the following express conditions, viz.:

1. No alcoholic beverages or intoxicating liquors shall be manufactured, kept for sale, or sold on said premises.
2. No place of public entertainment or amusement shall be carried on or permitted to operate on said premises.
3. No nuisance or offensive trade, business, or activity shall be permitted on the land conveyed.
4. No noxious, noisy, or offensive business, trade, or activity shall be carried on or permitted on said premises, nor shall anything be done thereon which shall become an annoyance or a nuisance to a Church or private dwelling located upon the adjoining property or in the neighborhood.

PROVIDED THAT a breach of any of the foregoing conditions shall cause said premises to revert to the said grantor, who shall have the right of immediate re-entry upon said premises in the event of any such breach.

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B. S.*

PROVIDED ALSO THAT a breach of any of the foregoing conditions or re-entry by reason of such breach shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said premises or any part thereof, but said conditions shall be binding upon and effective against any owner of said premises whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

PROVIDED FURTHER THAT all and each of the restrictions, conditions and covenants herein contained shall in all respects terminate and end and be of no further effect either legal or equitable and shall not be enforceable after December 31 of the year 2079.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its authorized agent this 21st day of October, 1980.

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)
: ss
COUNTY OF SALT LAKE)

On this 21st day of October, 1980, personally appeared before me FRED A. BAKER, personally known to me to be the Authorized Agent of 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:

3-25-84

Helen C. Young
Notary Public for the State of Utah

Residing at: Salt Lake City, Utah

