

WHEN RECORDED RETURN TO:

LEE AND KAREN WARREN

13279 S. Berry Lane
Draper, UT 84020

ETA #: 213353

CD-193

WARRANTY DEED

FERRON C. ELDER AND SHIRLEY K. ELDER, AS JOINT TENANTS grantor(s)

of BOUNTIFUL, County of DAVIS State of UTAH hereby
Convey and Warrant to

LEE WARREN AND KAREN WARREN, HUSBAND AND WIFE AS JOINT TENANTS

of, County of, State of UTAH grantee(s)

for the sum of TEN DOLLARS and other good and valuable consideration
the following described tract of land in SALT LAKE County, State of Utah, to wit:

See Attached Exhibit "A"

THE PURPOSE OF THIS WARRANTY DEED IS TO ALSO TRANSFER WATER RIGHTS REF. NO. 35-11035(a25381)

Sidwell No. CD-193

Subject to covenants, conditions and restrictions of record.

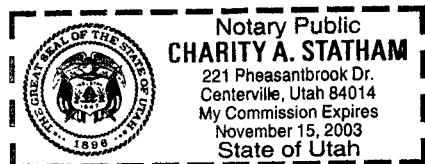
WITNESS, the hands of said grantors, this 13TH day of JULY 2001, A.D.

Signed in the presence of

Ferron C. Elder
FERRON C. ELDER
Shirley K. Elder
SHIRLEY K. ELDER

STATE OF UTAH)
: ss
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 13TH day of JULY, 2001, by
FERRON C. ELDER AND SHIRLEY K. ELDER



Charity A. Statham
Notary Public
Residing in: Davis County, UT

My Commission Expires: 11/15/03

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ALAN SPRIGGS, SUMMIT CO RECORDER
2001 JUL 25 16:15 PM FEE \$15.00 BY DMG
REQUEST: EQUITY TITLE

EXHIBIT "A"

LESS THAT PORTION BEGINNING 76 FT S 4°40' E OF NE COR NW1/4SW1/4 SEC 12 T1S R6E SLBM TH N 56°05'W 115 FT; S 37°24'E 312 FT; S 54°00'W 566 FT; S 71°55'W 445 FT; N 1°45'W 65 FT; N 33°50'E 304.3 FT; N 41°08'E 258.7; N 64°17'E 248 FT N 56°05'E 37.7 FT TO BEG CONT 6.0 ACRES.

ALSO BEG 76 FT S 4°40'E & 115 N 56°05'E OF NW COR N11/4 SW1/4 ABOVE SEC 12 TH N 56°05' E 19 FT; E 607 FT S 27°35' E 90 FT; S 54°30' W 285 FT; S 79°30' W 200 FT N 37°24' W 363 FT TO BEG CONT 2.8 AC.

LESS THAT PORTION BEGINNING AT A POINT WHICH IS N 00°22'00" W 428.49 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 12, T1S, R63, SLB&M AND RUNNING THENCE N 00°22'00" W 344.51 FEET ALONG THE SECTION LINE TO THE SOUTHERLY LINE OF DEED NO. 476-574 (SAID LINE BEING THE NORTHERLY LINE OF THE WEBER RIVER) THENCE N 65°28'17" E 91.92 FEET ALONG SAID DEED LINE, THENCE N 54°54'50" E 145.44 FEET ALONG SAID DEED LINE, THENCE N 46°22'51" E 115.08 FEET ALONG SAID DEED LINE, THENCE S 34°30'42" E 147.33 FEET, THENCE 59°38'35" E 79.13 FEET, THENCE S 17°44'28" E 87.02 FEET, THENCE S 43°57'52" E 95.85 FEET, THENCE S 00°22'00" E 232.40 FEET, THENCE WEST 530.05 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION BEGINNING AT A POINT NORTH 1320.00 FEET AND EAST 130 5.06 FEET; AND NORTH 0°22' WEST 305.44 FEET; AND EAST 875.73 FEET; AND NORTH 0°22' WEST 996.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING; RUNNING THENCE EAST 735.05 FEET; THENCE SOUTH 37°12' EAST 652.08 FEET TO THE NORTH LINE OF UPPER WEBER CANYON ROAD; THENCE SOUTHERLY ALONG A 920.00 FOOT RADIUS CURVE TO THE RIGHT 324.16 FEET (RADIUS POINT BEARS NORTH 57°00' WEST), SAID CURVE ALSO BEING THE NORTH LINE OF UPPER WEBER CANYON ROAD; THENCE SOUTH 59°28'36" WEST 55.04 FEET; THENCE NORTH 62°18'20" WEST 943.09 FEET; THENCE NORTH 0°22' WEST 319.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION COMMENCING AT A POINT ON THE NORTHWESTERLY BANK OF THE WEBER RIVER, SAID POINT BEING NORTH 0°22' WEST ALONG THE SECTION LINE 773.0 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°22' WEST, CONTINUING ALONG THE SECTION LINE 837.34 FEET TO A FENCE LINE ON THE SOUTHEASTERLY BOUNDARY OF A COUNTY ROAD; THENCE NORTH 58°47'53" EAST 728.85 FEET ALONG SAID FENCE LINE; THENCE LEAVING SAID FENCE LINE, BEARING NORTH 74°55' EAST 445.0 FEET; THENCE NORTH 54°00' EAST 198.87 FEET TO A POINT ON THE NORTHWESTERLY BANK OF THE WEBER RIVER; THENCE FOLLOWING THE NORTHWESTERLY BANK OF THE WEBER RIVER THE FOLLOWING 10 COURSES:

SOUTH 37°15'10" WEST 51.74 FEET
SOUTH 0°12'45" WEST 82.77 FEET
SOUTH 12°12'40" WEST 242.20 FEET
SOUTH 47°33'37" WEST 551.64 FEET
SOUTH 12°33'37" WEST 250.65 FEET
SOUTH 62°41'52" WEST 259.31 FEET
SOUTH 33°07'41" WEST 116.57 FEET
SOUTH 46°22'51" WEST 223.05 FEET
SOUTH 54°54'50" WEST 145.44 FEET
SOUTH 65°28'26" WEST 91.92 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION OF ELDER ACRES SUBDIVISION LOCATED WITHIN SECTION 12 TOWNSHIP 1 SOUTH RANGE 6 EAST.

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