

BOOK _____

0717653

PAGE 737
EN. RT AB _____

PACK'S TITLE CO.
1985 NOV -1 PM 1:48

CAPITAL IN PAGE
DAVIS COUNTY RECORDER
DEPUTY. DA FEE \$50

S¹/₂ 25-3N-1W

SPECIAL WARRANTY DEED

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, only against acts of itself and none other or against all claiming by, through or under it to DARRYL PACK and JOYCE S. PACK, as joint tenants with full rights of survivorship and not as tenants in common, Grantees, of 790 NORTH 500 WEST, BOUNTIFUL, Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract of land situate in the County of Davis, State of Utah, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and all 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.

In reserving the mineral and energy rights, the Grantor hereby waives all surface entry rights including, but not limited to, energy and mineral exploration or extraction on the above-described property. In addition, the Grantor will indemnify and reimburse the Grantees for any subsidence or other damages caused by sub-surface activities of the Grantor, its successor or assigns.

IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its name and affixed its corporate seal by its Authorized Agent, this 30th day of October, 1985.

MAIL TAX NOTICE TO:
DARRYL PACK
790 North 500 West
Bountiful, Utah 84010

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

BY: Justin Barber
Authorized Agent

20411

STATE OF UTAH.)
 : SS
COUNTY OF SALT LAKE)

On this 30th day of October, 1985, 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 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 said Corporation executed the same.

Amelia H. Johnson
Notary Public in and for the
State of Utah

My Commission Expires:

10/31/89
UTAH

EXHIBIT 'A' - LEGAL DESCRIPTION

PARCEL 1:

08-079-0014
SW 25

BEGINNING .23 CHAINS WEST FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25; TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE NORTH 1359.20 FEET; THENCE WEST 361.1 FEET, MORE OR LESS, TO RAILROAD; THENCE SOUTHEAST 1380.74 FEET, MORE OR LESS, TO THE SECTION LINE; THENCE EAST 2.67 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

08-080-0030
SE 25

BEGINNING AT A POINT ON THE EAST LINE OF PLATTED ROAD WHICH POINT IS SOUTH 0 DEGREES 29'51" EAST 1280.8 FEET ALONG THE QUARTER SECTION LINE AND EAST 44.19 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 15; TOWNSHIP 3 NORTH, RANGE 1 WEST; SALT LAKE MERIDIAN; RUNNING THENCE WEST 66 FEET TO THE WESTERLY LINE OF PLATTED ROAD; THENCE SOUTH 0 DEGREES 00'40" WEST 1359.2 FEET; THENCE EAST 66 FEET; THENCE NORTH 0 DEGREES 00'40" EAST 1359.2 FEET, MORE OR LESS, ALONG THE EASTERLY LINE OF PLATTED ROAD TO THE POINT OF BEGINNING.

PARCEL 3:

08-080-0033
SE 25

BEGINNING .48 CHAINS EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST; THENCE EAST 299.06 FEET, MORE OR LESS, TO THE WESTERLY LINE OF A FRONTAGE ROAD, MORE PARTICULARLY DESCRIBED IN DEED RECORDED IN BOOK 422 AT PAGE 206; THENCE NORTH 11 DEGREES 08' WEST 1434 FEET ALONG SAID WESTERLY LINE PARALLEL TO AND 40 FEET DISTANT WESTERLY FROM THE CENTER LINE OF SAID ROAD; THENCE WEST 16 FEET, MORE OR LESS, TO THE EAST LINE OF A 4 ROD ROAD; THENCE SOUTH 1352.389 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 4:

08-080-0031
SE 25

BEGINNING 412.26 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST; SAID POINT BEING ON THE EASTERLY LINE OF A FRONTAGE ROAD, MORE PARTICULARLY DESCRIBED IN DEED RECORDED IN BOOK 422 AT PAGE 206; THENCE EAST 2227.73 FEET; THENCE NORTH 17.76 CHAINS; THENCE WEST 4.08 CHAINS; THENCE NORTH 7 DEGREES EAST 1.25 CHAINS; THENCE WEST 8.17 CHAINS, MORE OR LESS, THENCE NORTH 103 FEET; THENCE WEST 1728.87 FEET, MORE OR LESS, TO EASTERLY LINE OF SAID FRONTAGE ROAD; THENCE SOUTH 11 DEGREES 08' EAST 1434 FEET ALONG SAID EASTERLY LINE, PARALLEL TO AND 40 FEET DISTANT EASTERLY FROM THE CENTER LINE OF SAID ROAD TO THE POINT OF BEGINNING.