

Western States Title Company



Return To:

Grantee: 341 Arroyo Seco
HOLLISTER, CA. 95023

REC'D BY: [Signature]
ALAN SPRIGGS
SUMMIT COUNTY RECORDER
89 APR 28 PM 1:56
WESTERN STATES TITLE

WARRANTY DEED

A. J. REED ENTERPRISES, A UTAH LIMITED PARTNERSHIP

of _____, County of _____, State of Utah, hereby grantor
CONVEY and WARRANT to

RICHARD J. MAYNES

of _____ grantee
TEN AND NO/100THS AND OTHER GOOD AND VALUABLE CONSIDERATION _____ DOLLARS,
for the sum of

the following described tract of land in SUMMIT County,
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

WARRANTY DEED BEING RE-RECORDED TO CORRECT PUNCTUATION.

REC'D BY: [Signature]
ALAN SPRIGGS
SUMMIT COUNTY RECORDER
89 MAY -5 PM 12:25
WESTERN STATES TITLE

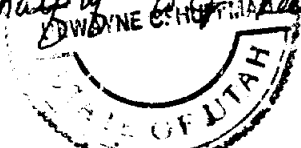
WITNESS, the hand of said grantor, this _____ day of _____, A.D. 19 _____

Signed in the Presence of _____
A. J. REED ENTERPRISES, A UTAH LIMITED PARTNERSHIP
BY: [Signature]

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STATE OF UTAH, _____ ss. BOOK 520 PAGE 498 - 503
County of Summit

On the 27th day of April, A.D. 1989
personally appeared before me Douglas J. Reed, general partner of A.J. Reed Enterprises, a Utah limited partnership
the signer of the within instrument, who duly acknowledged to me that he executed the same, for and in
wholly of [Signature] Enterprises as a general partner thereof.



[Signature]
Notary Public

My commission expires 11-10-89 Residing in [Signature]

✓ PARCEL 1:

The South 1/2 of the Northwest 1/4 of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian.

LESS AND EXCEPTING that portion within the Weber Canyon Road.

✓ PARCEL 2:

The North 1/2 of the Southwest 1/4 of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian.

LESS AND EXCEPTING the following:

- a. That portion within the Weber Canyon Road.
- b. BEGINNING at a point 288.37 feet North and 293.73 feet West and North 35°08' West 86.8 feet of the Northwest Corner of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian, and running thence North 35°08' West 14.95 feet to the centerline of the Weber River; thence South 27°03' West 43.67 feet; thence South 17°41' West 85.5 feet; thence South 15°23' West 4.39 feet; thence South 35°08' East 52.46 feet; thence North 09°47' East 167.26 feet to the point of BEGINNING.
- c. That portion within a County Road as disclosed by the official plat map recorded in the office of the Summit County Recorder.
- d. EXCEPTING THEREFROM PARCEL 5 described below.

✓ PARCEL 3:

BEGINNING at a point located 2635.72 feet South and 533.69 feet East from the west 1/4 corner of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian and running thence: South 83°46' East 258.80 feet, thence South 67°03' East 205.50 feet, thence South 89°07' East 149.90 feet, thence North 71°17' East 389.00 feet, thence North 68°10' East 79.52 feet, thence North 62°06' East 164.79 feet, thence North 10°42' East 91.71 feet, thence North 32°29' West 182.23 feet, thence North 5°06' East 118.12 feet, thence North 0°35'20" East 132.23 feet, thence North 20°21' West 134.62 feet, thence North 21°07'44" East 176.00 feet, thence North 45°42' East 294.46 feet, thence North 35°08' West 250.54 feet, thence West 1198.48 feet, thence South 1315.72 feet to the point of BEGINNING.

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✓ PARCEL 4:
BEGINNING 1322.8 feet South from West 1/4 corner Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian, thence South along Section line 1343.8 feet more or less to Southwest corner said Section 15; thence East along Section line 480 feet more or less; thence North 50°39' East 89.5 feet; thence North 1315.72 feet; West 533.69 feet to BEGINNING.

✓ PARCEL 5:
The West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian.

LESS AND EXCEPTING that portion within the Weber Canyon Road.

PARCEL 6:
BEGINNING at the East quarter corner of Section 16, Township 1 South, Range 6 East, Salt Lake Base and Meridian and running thence: South 1320.00 feet, thence South 89°42'27" West 548.003 feet, thence North 89°10'13" West 305.25 feet, thence North 0°11'50" East 366.08 feet, thence North 89°16'18" West 33.04 feet, thence North 0°35'34" West 61.85 feet, thence North 0°13'22" East 890.04 feet, thence East 882.17 feet to the point of BEGINNING.

LESS AND EXCEPTING that portion within the Weber Canyon Road.

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✓ PARCEL 7:

BEGINNING South 1322.8 feet and West 548.0 feet from West 1/4 corner of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian, thence South $9^{\circ}41'07''$ East 541.52 feet South $10^{\circ}01'21''$ East 810.37 feet more or less to South in Section 16, Township 1 South Range 6 East, thence East along said line to Southeast corner said Section 16; thence North 1343.8 feet more or less; thence South $89^{\circ}42'27''$ West 548.0 feet to BEGINNING.

PARCEL 8:

BEGINNING at Northeast corner of Section 21, Township 1 South, Range 6 East, Salt Lake Base and Meridian, thence West 5.675 chains; South $11^{\circ}52'$ East 6 chains; East 0.805 chains; South $11^{\circ}52'$ East 14.39 chains; East 0.8 chains; North 20 chains to BEGINNING.

PARCEL 9:

COMMENCING at the Northwest corner of Section 22, Township 1 South, Range 6 East, Salt Lake Base and Meridian; thence south 1081.07 feet to the Weber River; thence along the Weber River the following nine courses: North $68^{\circ}39'$ East 610.77 feet; thence North $3^{\circ}49'$ East 352.8 feet; thence North $26^{\circ}13'$ West 275.5 feet; thence North $0^{\circ}09'$ West 185.0 feet; thence North $50^{\circ}39'$ East 89.5 feet; thence South $83^{\circ}46'$ East 258.8 feet; thence South $67^{\circ}03'$ East 205.5 feet; thence South $89^{\circ}08'$ East 149.9 feet; thence North $71^{\circ}17'$ East 389.0 feet; to the North boundary of Section 22; thence North $89^{\circ}52'$ West along the Section line 1504.17 feet to the point of BEGINNING.

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✓ PARCEL 10:

BEGINNING at a point North 34.68 feet and West 554.71 feet from the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian; thence South 35°08' East 42.03 feet; thence South 89°52' East 62.31 feet to the center line of the Weber River; thence North 15°49' East 84.72 feet; thence North 15°23' East 7.42 feet; thence North 35°08' West 32.89 feet; thence South 48°38'10" West 123.07 feet to the point of BEGINNING.

Reserving unto Grantor/Beneficiary an easement and Right of Way 50 feet in width, 25 feet on each side of the following described center line:

COMMENCING at a point on the apparent Northerly Right of Way of the Weber Canyon Road, said point being South 1110.0 feet and East 357.0 feet from the West 114 of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian; thence North 9°34' East 203.0 feet; thence North 3°09' East 232.0 feet; thence North 5°11' East 400.0 feet; thence North 12°53' East 254.0 feet; thence North 8°07' East 201.0 feet; thence North 39°54' East 123.0 feet; thence North 50°44' East 94.0 feet; thence North 39°09' East 99.0 feet; thence North 16°08' East 205.0 feet; thence North 5°19' West 327.0 feet; thence North 11°04' West 277.0 feet; thence North 25°00' West 95.0 feet; thence North 63° West 91.0 feet; thence South 13°22' West 295.0 feet.

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Reserving unto Grantor/Beneficiary an easement and Right of Way 50 feet in width, 25 feet on each side of the following described center line:

COMMENCING at a point on the apparent Northerly Right of Way of the Weber Canyon Road, said point being South 1110.0 feet and East 357.0 feet from the West 114 of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian; thence North $9^{\circ}34'$ East 203.0 feet; thence North $3^{\circ}09'$ East 232.0 feet; thence North $5^{\circ}11'$ East 400.0 feet; thence North $12^{\circ}53'$ East 254.0 feet; thence North $8^{\circ}07'$ East 201.0 feet; thence North $39^{\circ}54'$ East 123.0 feet; thence North $50^{\circ}44'$ East 94.0 feet; thence North $39^{\circ}09'$ East 99.0 feet; thence North $16^{\circ}08'$ East 205.0 feet; thence North $5^{\circ}19'$ West 327.0 feet; thence North $11^{\circ}04'$ West 277.0 feet; thence North $25^{\circ}00'$ West 95.0 feet; thence North 63° West 91.0 feet; thence South $13^{\circ}22'$ West 295.0 feet.

ALSO, reserving unto Grantor/Beneficiary an easement for the maintenance and use of a reservoir on the following described property:

COMMENCING North 899.0 feet and East 566.0 feet from the West 1/4 corner of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian; thence North $47^{\circ}42'$ West 64.0 feet; thence North $14^{\circ}49'$ East 130.0 feet; thence North $56^{\circ}00'$ East 50.0 feet; thence South $70^{\circ}55'$ East 66.0 feet; thence South $12^{\circ}39'$ West 195.0 feet; thence North $72^{\circ}09'38''$ West 49.40 feet to the point of BEGINNING.

+++

TOGETHER WITH ALL WATER RIGHTS APPURTENANT THERETO INCLUDING, BUT NOT LIMITED TO 58 SHARES NEW FIELD NORTH BENCH IRRIGATION WATER. No. 645 WATER RIGHTS IN WHITE CREEK. Account No. 62-151.

ALSO TOGETHER WITH ANY MINERAL RIGHTS.

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