

STATE OF UTAH, } ss:
County of Salt Lake. }

On the ^{16^d} day of December, 1942, personally appeared before me D. D. Maffat, who, being by me duly sworn, did say:

That he is the President of Garfield Improvement Company, a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its by-laws, and said D. D. Maffat acknowledged to me that said corporation executed the same.



Geo. A. Sautter
NOTARY PUBLIC, residing at
Salt Lake City, Utah.

My commission expires:

Recorded at Request of Federal Land Bank DEC 19 1942

RE A 19242 (Ln 30935) 2.20 Cornelia C. Lund, Recorder S. J. County, Utah
GNT at 101157 2.20 354-176-Sub 1965
By J. E. Jamieson Dep. Book 331 Page 354 Ref: 235-89-16-19
SPECIAL WARRANTY DEED Form 857 (Rev. 1-1-41) 935-102-21-25

93347

FEDERAL FARM MORTGAGE CORPORATION, a corporation, Grantor, with a principal business office in Berkeley, California, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, hereby CONVEYS and WARRANTS to A. E. AMUNDSEN, a widower,

Grantee, of

Salt Lake City, Utah the following described property in Salt Lake County, Utah:
That portion of the South half of the South half of Section 23, and of the North half of the North half of Section 26, Township 3 South, Range 1 West, Salt Lake Base and Meridian, described as follows: Beginning at the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 26; thence North 280.5 feet; thence East 305.25 feet; thence North 313.5 feet; thence West 305.25 feet; thence North 1122 feet; thence East 3098 feet to the west bank of the Beckstead Ditch; thence Southwesterly along the west bank of said ditch to its intersection with the north line of said Section 26; thence East 610.9 feet to the west bank of Jordan River; thence southerly along the West bank of the Jordan River to its intersection with the south line of the North half of the North half of said Section 26; thence West along the south line of the North half of the North half of said Section 26, 3177.5 feet to the place of beginning; containing 110 acres, more or less. EXCEPTING THEREFROM the following described lands: Beginning at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 26, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 280.5 feet; thence East 383 feet; thence South 280.5 feet; thence West 383 feet to place of beginning, less rights of way of record; containing 2.47 acres, more or less.

Together with the right to underground water evidenced by Claim No. 13784 on file with the State Engineer of Utah.

Together with 15 shares of stock in Beckstead Irrigation Company and 44 shares of stock in South Jordan Canal Company.



Subject to the interest, if any, of Alexander Henderson, his heirs, administrators and assigns, in and to a strip of land 23.1 feet wide and 2442 feet long along the north line of the property hereby conveyed, by reason of the Deed from Salt Lake County dated March 2, 1936 and recorded March 15, 1936 in Book 159, page 296 of Deeds.

Subject to an existing mortgage made and executed by Isabella Stiefel and Maurice Stiefel, her husband, in favor of The Federal Land Bank of Berkeley, dated July 1, 1934, and recorded on November 26, 1934, in Book 149 of Mortgages at pages 146, 147 and 148, records of Salt Lake County, Utah, which said mortgage the Grantee herein expressly assumes and agrees to pay according to the terms thereof.

Reserving and excepting unto the Grantor, its successors or assigns forever, an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatever kind and nature in, upon or beneath the property hereinabove described, together with the right of entry and all other rights, including all rights of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and the full enjoyment of the Grantor's interest herein reserved. The respective parties may conduct said operations jointly and severally, and each shall be entitled to one-half of the net income resulting from such joint and several commercial operations after all obligations incurred by either party in connection therewith have first been paid from the gross income, whereupon, each party shall have an undivided one-half interest in and to all physically removable capital investments and an equal right to the use and benefit of all other capital investments. Until each party is reimbursed, their respective legal interests in and to physically removable capital investments shall be in ratio to the amount expended therefor by each party.

SUBJECT to easements and rights of way now existing or reserved

GRANTOR warrants title to above property only against all acts of itself

TO HAVE AND TO HOLD to said Grantee, his heirs or assigns.

IN WITNESS WHEREOF, the FEDERAL FARM MORTGAGE CORPORATION has caused this instrument to be executed, November 7, 1942.

FEDERAL FARM MORTGAGE CORPORATION
By THE FEDERAL LAND BANK OF BERKELEY
Attorney in Fact
By *[Signature]* Assistant Vice-President
By *[Signature]* Assistant Secretary

Approved as to Form
[Signature]

STATE OF CALIFORNIA ss.
County of Alameda

On November 13, 1942, personally appeared before me, WM. H. WOOLF

who, being by me duly sworn, did say that he is the Assistant Vice-President of THE FEDERAL LAND BANK OF BERKELEY, and on said date personally appeared before me, JOHN W. LAWTON

who, being by me duly sworn, did say that he is the Assistant Secretary of said Bank, and said persons did say that said Bank is the attorney in fact of the FEDERAL FARM MORTGAGE CORPORATION, and that said instrument was signed in behalf of the FEDERAL FARM MORTGAGE CORPORATION by authority, and said, WM. H. WOOLF

and JOHN W. LAWTON acknowledged to me that said Bank as such attorney in fact executed the same by authority of its by-laws.

[Signature]
Notary Public in and for Alameda County, California
Residing at *[Signature]*, California

My commission will expire:
APR 28 1946

