

ENT 50636 BK 4311 PG 333
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1997 Jul 02 2:28 pm FEE 23.00 BY JW
RECORDED FOR BACKMAN-STEWART TITLE SERVI

WHEN RECORDED, MAIL TO:

DAL HOLDINGS, LLC

738 East Quality Drive

American Fork, Utah 84003

Space Above for Recorder's Use

WARRANTY DEED

(Special)

DONALD K. BRANDT

grantor

of Boise, Idaho

hereby

CONVEY AND WARRANT against all claiming by, through or under

DAL HOLDINGS, LLC

to

grantee

of American Fork, County of Utah, State of Utah

for the sum of

Ten and no/100

DOLLARS,

and other good and valuable consideration

the following described tract of land in Utah

County,

State of Utah:

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

(Water Rights-See Exhibit "B")

WITNESS, the hand of said grantor, this 1st day of July, A. D. 19 97

Signed in the Presence of

Donald K. Brandt
DONALD K. BRANDT

STATE OF ~~UTAH~~ IDAHO } ss.
County of

On the 1st day of July, A. D. 19 97

personally appeared before me

Donald K. Brandt

the signer of the within instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public.

My commission expires 6-22-99 Residing in *[Signature]*

STATE OF UTAH }
COUNTY OF Salt Lake } ss.

On the 2nd day of June July, 19 97, personally appeared before me
Donald K. Brandt

the signer of the within instrument, who duly acknowledged to me that he executed the same.

My commission expires May 14, 2001
Residing in Salt Lake County

Karen A. Van Vleck
Notary Public

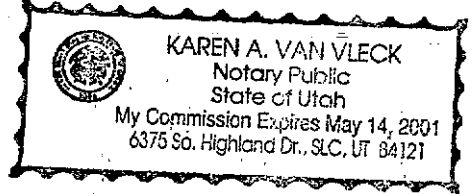


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A part of the Southeast quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Pleasant Grove City, Utah County, Utah:

Beginning at a point 112.20 South 0 deg. 10'09" East along the section line from the East quarter corner of said Section 30, and running thence West 181.50 feet; thence North 6.60 feet; thence West 354.42 feet; thence South 1055.58 feet to a point on the North line of the Blackhurst property; thence South 89 deg. 59'24" East 295.11 feet along said property to the Westerly line of the Pleasant Grove City Property; thence North 13 deg. 34'25" East 51.94 feet along said City Property to an existing fence; thence North 89 deg. 18'05" East 231.58 feet along said existing fence to the section line; thence North 0 deg. 10'09" West 995.72 feet along said Section line to the point of beginning.

PARCEL 2:

A part of the Southeast quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Pleasant Grove City, Utah County, Utah:

Beginning at a point 893.88 feet South 89 deg. 37'36" West along the quarter section line and 82.75 feet South from the East quarter corner of said Section 30; and running thence North 89 deg. 28' East 357.64 feet; thence South 1075.93 feet to a point on the North line of the Blackhurst Property; thence along said Blackhurst property the following two courses: North 89 deg. 59'24" West 49.90 feet to the Northwest corner thereof and South 265.45 feet; thence West 8.16 feet; thence North 0 deg. 10'11" West 6.47 feet; thence South 89 deg. 32'26" West 220.35 feet; thence North 660.14 feet; thence West 79.20 feet; thence North 673.20 feet to the point of beginning.

PARCEL 3:

A part of the Southeast quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Pleasant Grove City, Utah County, Utah:

Beginning at a point 893.88 South 89 deg. 37'36" West along the quarter Section line and 755.95 feet South from the East quarter corner of said Section 30, and running thence South 660.78 feet; thence North 89 deg. 32'26" East 79.20 feet; thence North 660.14 feet; thence West 79.20 feet to the point of beginning.

PARCEL 4:

A part of the Southeast quarter of Section 30, Township 5 South, Range 2 East,
Continued on next page

Salt Lake Base and Meridian, U.S. Survey, in Pleasant Grove City, Utah County,
Utah:

Beginning at a point 893.88 feet South 89 deg. 37'36" West along the quarter section line and 76.93 feet South from the East quarter corner of said Section 30; and running thence South 89 deg. 28' West 861.37 feet to a point on the projection of an existing fence line along the West line of 1300 West Street; thence along said fence line the following two courses: South 9 deg. 34'38" East 173.47 feet; and South 0 deg. 20'35" West 1174.61 feet; thence East 25.23 feet; thence North 7.33 feet; thence North 89 deg. 32'26" East 814.30 feet; thence North 1339.80 feet to the point of beginning.

Subject to current general taxes, easements, restrictions and rights of way of record.

TOGETHER WITH:

Those certain water rights, described below, which are used in connection with or appurtenant to the above-described tracts of land, as described of record in the office of the Utah State Engineer or Utah Division of Water Rights:

1. A 50% interest in the underground well water rights and the rate of flow described in the two wells described in Water Right No. 55-1010;
2. A 100% interest in Water Right No. 55-4795;
3. A 25/40th interest in the surface rights only described in Water Right No. 55-6784 and
4. A 25/40th interest in the surface rights only described in Water Right No. 55-7724

This transfer of water rights is without warranty of any kind.

Grantor specifically excludes from this transfer, and retains to itself, the following water rights:

1. Any interest in Water Right Nos. 55-3676, 55-1546, 55-7680, and 55-7688
2. Grantor's interest in all of the surface water rights described in Water Right No. 55-1010, except as specifically and expressly otherwise granted above,
3. Grantor's interest in all of the underground well water rights described in Water Right Nos. 55-6784 and 55-7724, except as specifically and expressly otherwise granted above; and
4. Any other water rights owned by Grantor not specifically granted above.

Subject to and reserving unto the Grantor it's successors and assigns, a Right of Way for Ingress and Egress over and across the following described property:

A 50 foot wide Access Easement described as follows:

A part of the Southeast Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Pleasant Grove, Utah County, Utah:

Beginning at a point on the projection of an existing fence on the East Line of 1300 West Street being 1685.56 feet South $89^{\circ}37'36''$ West along the Quarter Section Line and 1417.92 feet South from the East Quarter Corner of said Section 30; and running thence North $0^{\circ}48'43''$ East 50.01 feet along said fence line projection; thence North $89^{\circ}32'26''$ East 489.09 feet; thence South $0^{\circ}24'18''$ West 50.01 feet to Grantor's South Property Line; thence South $89^{\circ}32'26''$ West 489.44 feet along said South Line to the point of beginning.