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Recorded at Request of Federal Land Bank APR 3 1942  
at SW 1/4 1.30 Cornelia S. Land, Recorder S. L. County, Utah  
By F. O. Smalley Dep. Book 505 Page 553 Ref: D 22-94-7

# WARRANTY DEED

CLYDE B. PHELPS and ARTHELLA MAY PHELPS, his wife, grantors  
of RIVERTON, County of SALT LAKE, State of Utah, hereby  
CONVEY and WARRANT TO

WILFORD E. PHELPS.

of RIVERTON, Utah

grantee

for the sum of

TEN AND No/100

DOLLARS.

the following described tract of land in Salt Lake County.

State of Utah:

The Northeast quarter of the Northwest quarter of Section 29, Township 3 South, Range 1 West of the Salt Lake Base and meridian, containing 40 acres, more or less.

Together with 39 shares Early Water Right Stock and 20 shares Late Water Right Stock, Welby District, Jordan Division of the Provo Reservoir Water Users' Company.

This conveyance is made subject to one certain mortgage for \$2400.00 with The Federal Land Bank of Berkeley, which the Grantees assume and agree to pay.

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 whatsoever 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 themselves.

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

WITNESS the hand s of said grantor s , this Ninth day of

September . A. D. 19 41

Signed in the presence of

[Signature]

[Signature]  
[Signature]