

Recorded at Request of _____

at 3:02 p.m. Fee Paid \$ 10.00 Louise C. Jones, Recorder
by ML Thasher Dep. Book 617 Page 277-282 Ref.: IF 12582

Mail tax notice to _____ Address _____

WARRANTY DEED

[CORPORATE FORM]

BAR MK RANCHES, INC. , a corporation
organized and existing under the laws of the State of Utah, with its principal office at
Monticello , of County of San Juan , State of Utah,
grantor, hereby CONVEYS AND WARRANTS to


CANYONLANDS URANIUM, INC.

of Salt Lake County, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration BOHNS
the following described tract of land in San Juan County,
State of Utah:

Property description attached hereto
as Exhibit A.

LOUISE C. JONES
RECORDER, SAN JUAN COUNTY, UTAH
1980 MAY - 9 PM 3 02

The officers who sign this deed hereby certify that this deed and the transfer represented
thereby was duly authorized under a resolution duly adopted by the board of directors of the
grantor at a lawful meeting duly held and attended by a quorum.
In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed
by its duly authorized officers this _____ day of January , A. D. 1980.

Attest: Bonnie L. Dalton Secretary
[CORPORATE SEAL]  By Melvin K. Dalton President.

STATE OF UTAH, _____
County of _____ } ss.

On the 21st day of January , A. D. 1980
personally appeared before me MELVIN K. DALTON and Bonnie L. Dalton
who being by me duly sworn did say, each for himself, that he, the said MELVIN K. DALTON
is the president, and he, the said Bonnie L. Dalton is the secretary
of BAR MK RANCHES, INC. ~~Company~~, and that the within and foregoing
instrument was signed in behalf of said corporation by authority of a resolution of its board
of directors and said MELVIN K. DALTON and Bonnie L. Dalton
each duly acknowledged to me that said corporation executed the same and that the seal affixed
is the seal of said corporation.

[Signature]
Notary Public.

My commission expires January 6, 1983 at Monticello, Utah

W. D. 10-10-83
R. 132 pg 106-107

EXHIBIT A

ABSTRACTED

Parcel 1: • Beginning at the Southeast corner of Section 26, Township 40 South, Range 21 East, Salt Lake Base and Meridian; and running thence West 4635.0 feet to a point 645.0 feet East of the Southwest corner of said Section 26; thence North 0°01' West 1201 feet, more or less to the centerline of the pavement of Utah highway 47; thence North 56° 21' East 168.6 feet; thence on the arc of a 1432.7 foot radius curve to the right, the long cord of which bears North 63°25' East 353.2 feet; thence North 70°30' East 515.7 feet; thence on the arc of a 955.4 foot radius curve to the left, the long cord of which bears North 57°55' East 416.7 feet; thence North 45°20' East 692.9 feet; thence on the arc of a 2644.6 foot radius curve to the right, the long cord of which bears North 52°18' East 642.1 feet; thence North 59°17' East 77.9 feet; thence on the arc of a 1146.3 foot radius curve to the right, the long cord of which bears North 72°24' East 521.0 feet; thence North 85°32' East 97.7 feet; thence South 4°28' East 620.0 feet; thence North 85°42' East 880.0 feet; thence South 4°28' East 560.0 feet; thence North 85°32' East 711.4 feet to the Eastern boundary of Section 26; thence South 0°01' East 1880.0 feet to the point of beginning.

ABSTRACTED

• LESS: A parcel of land in fee for a highway known as Project No. 050-1, being part of an entire tract of property in the NE¹/₄SW¹/₄, NW¹/₄SE¹/₄ and the SW¹/₄NE¹/₄ of Section 26, T. 40 S., R. 21 E., S.L.B. & M. The boundaries of said parcel of land are described as follows:

• Beginning at a point 100.0 ft. perpendicularly distant southeasterly from the center line of said project at Engineer Station 2348-47.63, said point also being approximately 229 ft. south and 66 ft. west from the NE corner of said NE¹/₄SW¹/₄; thence Northeasterly and Easterly 1102.66 ft., more or less, along the arc of a 4483.662-foot radius curve to the right (Note: Tangent to said curve at its point of beginning bears N. 62°44'45" E.) to the east boundary line of said entire tract; thence Northerly 145.12 ft. more or less, along said east boundary to the north boundary of said entire tract; thence Westerly and Southwesterly 1330 ft., more or less, along said north boundary line to a point 100.0 ft. perpendicularly distant southeasterly from said center line; thence N. 62°44'45" E. 148 ft., more or less, to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 3.81 acres, more or less, of which 1.0 acre, more or less, is now occupied by the existing highway. Balance 2.81 acres, more or less.

ABSTRACTED

Parcel 2: • Northwest quarter of Northwest quarter, less the West 30 feet thereof; Lots 1, 2, 3, 4 and 5, less a 30' x 30' square at the Northwest corner of said Lot 5, all in Section 35, Township 40 South, Range 21 East, Salt Lake Base and Meridian.

SUBJECT to that certain Uniform Real Estate Contract dated May 5, 1978 between Golden Gate Estates, Gordon S. Riess, and G. J. Garlick, Trustee, as Sellers and Bar MK Ranches, Inc. as Buyer, which Contract is incorporated herein by such reference. Bar MK Ranches, Inc. hereby covenants and agrees with Canyonlands Uranium, Inc., that it will timely make all payments of purchase price to the Sellers in said Uniform Real Estate Contract as called for in said Contract, and will save and hold harmless Canyonlands Uranium, Inc. from such payments.

ALSO RESERVING a permanent EASEMENT and RIGHT OF WAY over and across the lands conveyed by this Warranty Deed, for the use and benefit of premises hereinafter described as "Dominant Estate", for the purpose of digging, maintaining, cleaning and operating a ditch to flow water therein for the use on said lands hereinafter described as "Dominant Estate" in the usual and practical manner; and all rights necessary and incidental to the full enjoyment of this reservation are also reserved. Said EASEMENT and RIGHT OF WAY to run with the land described as the "Dominant Estate".

Said ditch is now in existence, running from where water diverted from the San Juan River is conveyed by said ditch to the land described as the "Dominant Estate".

The said "Dominant Estate" is lands in San Juan County, Utah, described as follows:

- ABSTRACTED
- Parcel No. 1:
• Bg at a pt which is 4635.0 ft W of the SE Cor of Sec. 26, T40S R21E, SLM, and rg th N 0°01' W 1201 ft, more or less, to the centerline of the pavement of Utah Highway #47 (now #163); th along the centerline S 56°21' W 29.7 ft; th on the arc of a 3848.0 foot radius curve to the right, the long cord of which bears S 61°35' W 703.7 ft; the S 0°01' E 849.1 ft to the SW corner of Sec. 26; th E 645.0 ft to pt of bg.
- Parcel No. 2:
• The West 30.0 ft of the NW¼NW¼ of Sec. 35 T40S, R21E, SLM.
- ABSTRACTED
- Parcel No. 3:
• A 30.0 foot by 30.0 foot square at the NW corner of Lot 5 of Sec. 35, T40S, R 21E, SLM.
- Parcel No. 4:
• Lot No. 1 and the SW¼NE¼ of Sec. 34, T40S, R21E, SLM.

Deed Bnn MK to T & Smith - on Wade

Parcel #1

Beginning at a point 4235.0' West of the southeast corner of Sec. 26 T40S, R21E S43EM.

Thence North $0^{\circ}01'$ West 1201 feet more or less to the centerline of the pavement of Utah Highway #47

Thence along the centerline $S56^{\circ}21'W$ 29.7'

Thence on the arc of a 3848.0 foot radius curve to the right, the long cord of which bears South $61^{\circ}35'$ West 703.7

Thence South $0^{\circ}01'$ East 849.1 feet to the south west corner Sec. 26.

Thence East 645.0 feet to point of Beginning

Parcel #2 The west 30.0 feet of N.W. $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 35 S0 T40S R21E S43EM

Parcel #3 a 30.0 feet by 30.0 feet square at the North West corner Lot #5 of Sec 35S T40S R21E S43EM.

TY owns an address: 78.66 a which will also be serviced by easement,

→ SW4NE4 of Lt 1 of 34-40-21