

# WARRANTY DEED

RICHARD BEATTY  
Grantor of Utah County, Utah  
hereby CONVEYS AND WARRANTS to CLOWARD INVESTMENT COMPANY, A  
PARTNERSHIP

Grantee of 670 North Cloward Way, Elk Ridge, Utah 84651  
Street Address City County State

for the sum of \$10.00 and other good and valuable consideration-----DOLLARS  
the following described tract of land in Utah County,  
State of Utah. to-wit:

Beginning at a point on a fence line, which point is North 1659.57 feet and East 136.07 feet (based upon the Utah State Coordinate System) from the East quarter corner of section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 0° 10' 09" West 681.15 feet to a fence line; thence North 89° 18' 48" East along a fence line 445.60 feet; thence South 0° 10' 09" East 689.57 feet to a fence line; thence North 89° 36' 12" West along a fence line 445.60 feet to the point of beginning.

Subject to a 30.00 foot wide right-of-way in common with others across the Southely 30 feet of the above described property.

Subject to reservations, restrictions, covenants, easements and rights of way of record, visible by inspection or otherwise.

Together with all water and water rights appurtenant thereto.

ENT 20100 BK 2612 PG 298  
MINA B REID UTAH CO RECORDER BY MB  
1989 JUL 17 9:34 AM FEE 7.00  
RECORDED FOR SECURITY TITLE AND ABSTRACT

WITNESS THE HAND of said Grantor this 6th day of  
July, A. D. 1989

Signed in the presence of \_\_\_\_\_  
\_\_\_\_\_ } Richard Beatty  
RICHARD BEATTY

STATE OF UTAH,  
County of UTAH } ss.

On the 6th day of July, A. D. 1989, personally appeared  
before me, a Notary Public in and for the State of Utah, \_\_\_\_\_

RICHARD BEATTY  
the signer of the above instrument, who duly acknowledged to me that he executed the same.

[Signature]  
Notary Public

My commission expires March 1, 1990 Residing at Provo, Utah

MAIL TAX NOTICE TO  
Cloward Investment Company  
670 North Cloward Way  
Elk Ridge, Utah 84651