

Recording Requested by:  
First American Title Insurance Agency, LLC  
365 South Main  
Cedar City, UT 84720  
(435) 586-4476

AFTER RECORDING RETURN TO:  
Twin Oaks, Inc.  
P.O. Box 217  
Santa Clara, UT 84765

00479319 Bk00919 Pg01120-01121

PATSY CUTLER - IRON COUNTY RECORDER  
2004 FEB 18 15:02 PM FEE \$13.00 BY PTC  
REQUEST: FIRST AMERICAN TITLE/CEDAR CITY

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

FIRST AMERICAN TITLE COMPANY

10-198

1-199

## WARRANTY DEED

Escrow No. 362-4233443 (cr)  
A.P.N.: D-918 Acct No. 140894

**Smith & Son, LTD., a Utah Limited Partnership, Grantor, of Cedar City, Iron County, State of Utah,** hereby CONVEY AND WARRANT to

**Twin Oaks, Inc., a Utah Corporation, Grantee, of Santa Clara, Washington County, State of Utah,** for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Iron County, State of Utah:

**The South Half of the following described property:**

Beginning South 89°52'09" East, 1263.11 feet along the Quarter Section Line from the West Quarter Corner of Section 5, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence South 89°52'09" East, 66.00 feet along the Quarter Section Line; thence South 0°02'48" West, 664.46 feet along the 1/16 Section Line; thence North 89°54'16" West, 66.00 feet along the 1/64 Section Line; thence North 0°02'48" East, 664.50 feet to the Point of Beginning.

**A Non-Exclusive Easement for Ingress and egress and utilities over the North Half of the following described property:**

Beginning South 89°52'09" East, 1263.11 feet along the Quarter Section Line from the West Quarter Corner of Section 5, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence South 89°52'09" East, 66.00 feet along the Quarter Section Line; thence South 0°02'48" West, 664.46 feet along the 1/16 Section Line; thence North 89°54'16" West, 66.00 feet along the 1/64 Section Line; thence North 0°02'48" East, 664.50 feet to the Point of Beginning.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2004 and thereafter.

Witness, the hand(s) of said Grantor(s), this February 13, 2004.

Smith & Son, LTD., a Utah Limited Partnership

[Signature]  
Jack J Smith, Partner

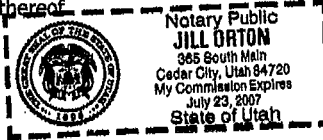
STATE OF UTAH )  
 )Ss.  
COUNTY OF IRON )

On February 13, 2004, personally appeared before me, Jack J Smith, Partner of **Smith & Son, LTD., a Utah Limited Partnership**, the signer of the within instrument, who duly acknowledged to me that he executed the same on behalf of said Partnership, by authority thereof

[Signature]  
Notary Public

(Printed Name)

My Commission expires: July 23, 2007



{Seal or Stamp}

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