

Recorded at Request of:

Central Iron County Water Conservancy District
88 E. Fiddlers Canyon Rd. Suite A
Cedar City, Utah, 84720

Mail tax notice to:

Central Iron County Water Conservancy District
88 E. Fiddlers Canyon Rd. Suite A
Cedar City, Utah, 84720

00586078

B: 1159 P: 854 Fee \$0.00
Debbie B. Johnson, Iron County Recorder Page 1 of 3
03/17/2009 04:21:48 PM By WATER CONSERVANCY DIST/SUTCO



SPECIAL WARRANTY DEED

With Reservation of Easement for Well Access and Maintenance

VANGUARD PROPERTIES, LLC, a Utah limited liability company, Grantor, of Cedar City, Iron County, State of Utah, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it to the CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT, a political subdivision of the State of Utah, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Iron County, State of Utah:

See legal description attached hereto as Exhibit "A" and incorporated with this reference.

The Grantor hereby expressly reserves to itself and its successors and assigns, the right, at its own risk, the sole and exclusive right to use, for irrigation and/or stockwatering purposes, the water from the existing well upon the property conveyed herewith, located approximately as follows:

North 140 feet East 1020 feet from the South ¼ Corner, Section 34, Township 35 South, Range 12 West, Salt Lake Base & Meridian.

Said right shall include a right-of-way and easement to enter onto the real property to repair and maintain the well and the pipes leading from the well, whenever such repair and maintenance is necessary.

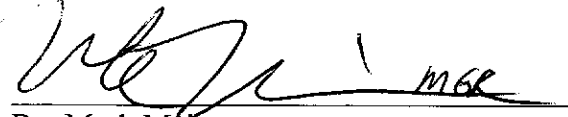
The right-of-way and easement reserved herein shall be perpetual, until such time that the well has not been used or maintained for a minimum of two (2) full calendar years. In such event, the right-of-way and easement reserved herein shall be deemed abandoned and terminated.

This deed is to be effective only upon recording in the office of the Recorder for Iron County, State of Utah.

(signature page to follow)

WITNESS the hand of said Grantors, this _____ day of March, 2009.

Grantor:
Vanguard Properties, LLC



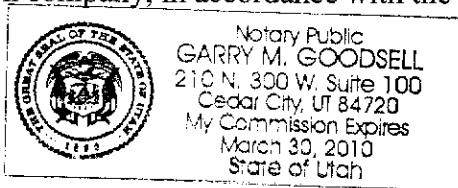
By: Mark Meisner
Its: Manager

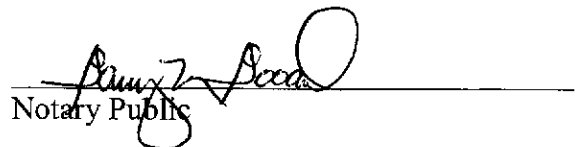


By: Brian Peterson
Its: Manager

STATE OF UTAH,)
Iron Co.) :ss.
County of Washington.)

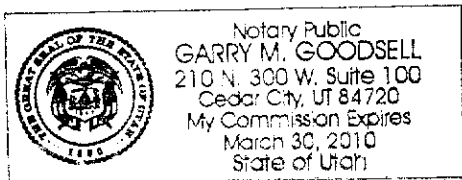
On this 16th day of March, 2009, before me personally appeared Mark Meisner, who acknowledged himself to be the Manager of Vanguard Properties, LLC, a Utah limited liability company; and who further acknowledged that he is authorized to execute the foregoing instrument on behalf of said company, for the purposes therein contained by signing the name of such company, in accordance with the governing documents of the same.

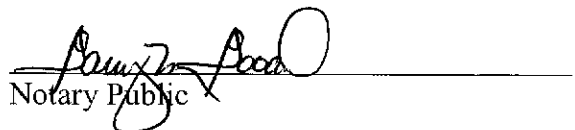



Notary Public

STATE OF UTAH,)
Iron Co.) :ss.
County of Washington.)

On this 16th day of March, 2009, before me personally appeared Brian Peterson, who acknowledged himself to be the Manager of Vanguard Properties, LLC, a Utah limited liability company; and who further acknowledged that he is authorized to execute the foregoing instrument on behalf of said company, for the purposes therein contained by signing the name of such company, in accordance with the governing documents of the same.




Notary Public

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EXHIBIT "A"
To Special Warranty Deed

A Portion of Tax Parcel No. E-144

ALL OF A CERTAIN 2.000 ACRE TRACT OF LAND LOCATED IN SECTION 34, T35S, R12W, SLB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SE CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 34, T35S, R12W, SLB&M; THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION N89°30'36"W, 295.16 FEET; THENCE N0°23'03"E, 295.16 FEET; THENCE S89°30'36"E, 295.16 FEET TO THE 1/16 SECTION LINE; THENCE ALONG SAID 1/16 LINE S0°23'03"W, 295,16 FEET TO THE POINT OF BEGINNING. PROPERTY CONTAINS 87,119 SQUARE FEET OR 2.000 ACRES.

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