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WARRANTY DEED

LEONA S. PHILLIPS, Grantor of St. George, County of Washington, State of Utah,
hereby CONVEYS and WARRANTS to EL FACHO TRAIL, a Corporation
Grantee

of St. George, County of Washington, State of Utah, for the sum of Ten (\$10.00)
Dollars and other adequate consideration, the following described tract of land
situate in Washington County, State of Utah, to-wit:

Beginning at a point South 1905 feet from the West quarter
corner of Section 11, in Township 12 South, Range 16 West,
Salt Lake Meridian, and running thence East 232.5 feet; thence
South 12° 15' West 150.7 feet; thence West 200 feet; thence
North 150 feet, more or less, to the place of beginning, and
containing 0.74 acre, be the same more or less;

Together with all improvements thereon and all
appurtenances thereto belonging, including a right of ingress
to and egress from the same over a roadway to be designated
by the Grantor, and subject to all existing roadways, easements,
and rights of way.

Together, also, with a right to use such water from
the springs now owned by the Grantor in said area, for stock
watering and domestic purposes only, as shall be reasonably
required by the Grantee and upon such limitations and pur-
suant to such regulation as the Grantor shall from time to time
prescribe. The use of such water by the Grantee shall be
conditioned upon his paying therefor the regular prevailing
rate for culinary water fixed by the City of St. George, the
minimum charge therefor to be paid by the Grantee annually,
in advance, on the 1st day of September of each year, beginning
with the first day of September, 1956, and any charge for
excess water used by the Grantee shall be paid at the beginning
of each succeeding September. The Grantee shall pay to the
Grantor a connecting fee of \$50.00 for each connection made
to the pipeline of the Grantor and in the event more than one
acre of land is serviced from said connection, the further
sum of \$50.00 shall be paid for each acre of land in excess
of the first acre or fraction thereof. It is a further under-
standing and condition of this grant of right to use said
water that the Grantor shall have the right, at her election
and expense to install a meter on the facilities from which
the said Grantee draws water from said Springs. The Grantee shall
be responsible for the installation of any facilities required to
convey said water to said property herein described and he is
hereby granted a right of way for a pipeline for the purpose of
conveying the same, if necessary, said pipeline to be installed
at a depth and in such manner and connected to the main line of
the Grantor in such manner as the Grantor shall designate and
prescribe.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of
August, 1956.

Leona S. Phillips

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1 STATE OF UTAH)
2 COUNTY OF WASHINGTON) ss

3 On this 18 day of August, 1956, personally appeared before me
4 Lenora S. Phillips, the signer of the foregoing instrument, who duly acknowledged
5 to me that she executed the same.

[Handwritten Signature]
Notary Public

7 My Commission Expires July 15, 1958 Residing at St. George, Utah

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30 Entry No. 102175 Recorded at request of Andrew Pugh
31 Date November 26, 1956 At 3 P.M. P.M. Fee 512-517 Fee \$1.00
Nelson P. Bledsoe Washington County Recorder, U.T.