

When Recorded, Mail To:

Dennis K. Poole, P.C.
POOLE & ASSOCIATES, L.C.
4543 South 700 East, Suite 200
Salt Lake City, Utah 84107

Ent 1068438 Bk 1723 Pg 816
Date: 26-Jul-2012 08:50 AM Fee \$19.00
Cache County, UT
Michael Gleed, Rec. - Filed By GC
For POOLE & ASSOCIATES

GRANTEE'S ADDRESS:

424 E. Shamrock Drive
Murray, Utah 84107

Space above for County Recorder's Use
PARCEL I.D. NOS. _____

SPECIAL WARRANTY DEED

VALERIE HARSH, as Successor Trustee of the BENSON TRUST U/A/D March 27, 1993, of 424 E. Shamrock Drive, Murray, Utah 84107, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to **TRIPLE B FARMS, LLC**, a Utah limited liability company, of 424 E. Shamrock Drive, Murray, Utah 84107, GRANTEE, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described real estate located in Cache County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2012, and thereafter.

TO HAVE AND TO HOLD such property together with its appurtenances unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the property and that it will warrant and defend the Property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

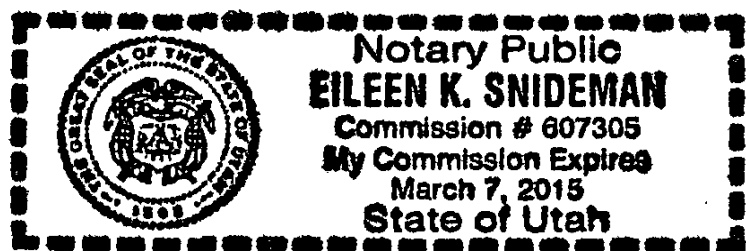
DATED this 19 day of July, 2012.




VALERIE HARSH as Successor Trustee of
the BENSON TRUST U/A/D March 27, 1993

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

On the 19 day of July, 2012, personally appeared before me VALERIE HARSH as Successor Trustee of the BENSON TRUST U/A/D March 27, 1993, the signer of the foregoing instrument who duly acknowledged that she executed the same.





NOTARY PUBLIC

EXHIBIT "A"

(Legal Description)

PARCEL NO. 1:

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A part of the Southeast quarter of Section 20, Township 13 North, Range 1 West of the Salt Lake Base and Meridian, described as follows, to-wit: Beginning at a point in the East line of the Southeast quarter of said Section 20, South 00°27' East 714.90 feet of the east quarter corner of said Section 20; thence North 67°20' West 900.00 feet; thence North 46°29' West 17.20 feet; thence South 4°36' East 391.00 feet; thence South 67°30' East 184.50 feet; thence South 24°50' East 492.50 feet; thence South 12°50' West 265.00 feet; thence South 19°30' East 87.00 feet; thence South 82°56' East 122 feet; thence South 8°30' East 135.50 feet; thence South 18°07' East 268 feet, more or less to a point that is 235 feet West of a point 2007.80 feet South of the East quarter corner of said Section 20; thence South 45°44' West 120 feet, more or less to a point in the center of Newton Creek; thence down the center line of said Creek following the meanderings thereof in a general southerly direction for an approximate distance of 400 feet to its intersection with a line of record that bears North 56°58' West at a point 317 feet West of a point 2365 feet South of the East quarter corner of said Section 20; thence South 56°58' East 215.30 feet; thence South 49°32' East 199.6 feet be it more or less to a point in the East line of the Southeast quarter of said Section 20; thence North 00°27' West in the East line of the Southeast quarter of said section 20, 1892.40 feet, more or less to the place of beginning.

PARCEL NO. 2:

A part of the West half of the Southwest quarter of Section 21, Township 13 North, Range 1 West of the Salt Lake Base and Meridian, described as follows, to-wit: Beginning at a point in the West line of the Southwest quarter of said Section 21 and in the South boundary line of the County Road South 00°27' East 686 feet of the West quarter corner of said Section 21; thence following the South boundary line of the said Road in 4 courses and distances as follows: South 66°32' East 321.8 feet; South 45°27' East 431.50 feet; South 33°25' East 740.40 feet and South 25°20' East 757.80 feet be it more or less to a point in the east boundary line of the West half of the Southwest Quarter of said Section 21; thence South in the East line of the said West half of the Southwest quarter of said Section 21; 232 feet be it more or less to the South quarter corner of the Southwest quarter of said Section 21; thence South 89°24' West in the South line of the West half of the said Southwest quarter, 1320 feet be it more or less to the Southwest corner of said Section 21; thence North 00°27' West in the West line of the Southwest quarter of said Section 21, 1978 feet be it more or less to the place of beginning.

Together with 36 shares of water stock in the West Cache Irrigation Company.

PARCEL NO. 3:

Beginning at a point 113 rods and 15 feet North from the Southeast corner of the Northwest Quarter of Section 28, in Township 13 North, Range 1 West of the Salt Lake Meridian; thence in a Northeasterly direction along the East line of the right of way of the Oregon Short Line Railroad 53 rods and 11 feet to the South line of County Road; thence West along said County Road 79 rods and 9 feet to the intersection of County road running Southeasterly from said point; thence in a Southeasterly direction along said County road 72 rods to the place of beginning, containing 11 acres, more or less. Excepting the right of way of the Oregon Short Line Railroad.

PARCEL NO. 4:

Beginning at a point 20 chains East of the Northwest corner of Section 28, Township 13 North of Range 1 West of the Salt Lake Base and Meridian, and running thence East 29 rods, more or less, to the West line of the County Road; thence Southeasterly to its intersection with the Quarter Section line; thence following said quarter section line 14 chains, more or less, to a point which is 26.17 chains South of the North quarter corner of said Section 28; thence North 66°8' West 8.35 chains to the East line of the right of way of the O.S.L. Railroad Company; thence Westerly along said right of way to a point 27.46 chains South of the place of beginning; thence North 27.46 chains to the place of beginning, less right of way of O.S.L. Railroad Company.

PARCEL NO. 5:

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Beginning at the Northwest corner of the Northwest Quarter of Section 28, Township 13 North of Range One West of the Salt Lake Meridian, and running thence East 20 chains; thence South 25.06 chains to the O.S.L. Railroad right of way; thence following said right of way Southwesterly to a point 32.5 chains South of the place of beginning; thence North 32.5 chains to the place of beginning.

7 shares of water and underground water right of 0.5 cfs Certificate #36518 (25-4313).

PARCEL NO. 6:

All that portion of the following lying Southwest of the Benson Road; beginning 39.5 chains South of the Northeast Corner of the Southwest Quarter Section 21, Township 13 North, Range 1 West, and thence West 14.85 chains; thence South 0.5 chains; thence West 5.15 chains; thence North 900 feet; thence East along West Cache Canal 300 feet; thence South 600 feet; thence along highway to beginning.