

AFTER RECORDING PLEASE RETURN TO:
OLSON & HOGGAN, P.C.
130 S MAIN STE 200
P.O. BOX 525
LOGAN, UTAH 84323-0525

MAIL TAX NOTICE TO
LOGAN CITY CORP
290 NORTH 100 WEST
LOGAN UT 84321

Ent 1075843 Bk 1741 Pg 615
Date: 16-Nov-2012 03:48 PM Fee \$0.00
Cache County, UT
Michael Gleed, Rec. - Filed By SA
For HICKMAN LAND TITLE COMPANY

SPECIAL WARRANTY DEED

ELIASON PACKING COMPANY, a Utah corporation, Grantor of Logan, County of Cache, State of Utah, Grantor, hereby CONVEYS AND WARRANTS from all claiming by, through or under Grantor and no others, to CITY OF LOGAN, a Utah municipal corporation, Grantee of 290 North 100 West, Logan, Utah 84321, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Cache County, State of Utah:

See Exhibit A attached and incorporated by reference.

Subject to:

- (a) Easements, or claims of easements, not shown by the public records.
- (b) Encroachments, or questions of location, boundary, and area which are dependent upon a correct survey or inspection of the premises for determination.
- (c) Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof.

Together With Water Rights Numbers 25-2323, 25-2364 and 25-4315.

Grantor hereby QUIT CLAIMS to Grantee any and all oil, gas and mineral rights owned by Grantor appurtenant to the above described real property.

DATED this 16th day of November, 2012.

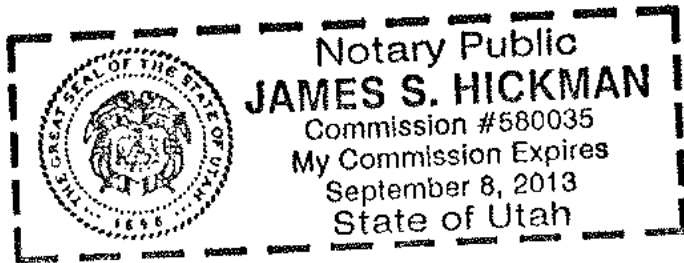
ELIASON PACKING COMPANY

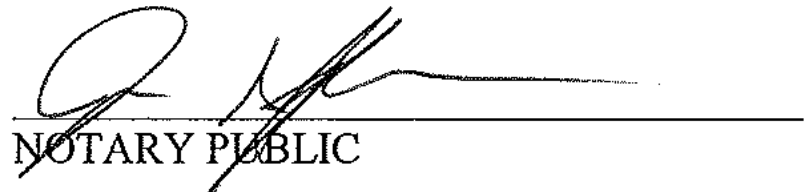
By Kae Comer
Kae Comer, President

By Jeff Eliason
Jeff Eliason, Secretary

STATE OF UTAH)
 : ss.
County of Cache)

On the 16 day of November, 2012, personally appeared before me KAE COMER and JEFF ELIASON, who, being by me duly sworn, did say that they are the President and Secretary respectively of ELIASON PACKING COMPANY, and that the said instrument was signed in behalf of said Corporation by authority of a resolution of the Board of Directors or its Bylaws, and the aforesaid officers acknowledged to me that said Corporation executed the same.




NOTARY PUBLIC

J:\MPJ\REC\Eliaison Packing\logan city warranty deed.1.doc
N-2608.4

EXHIBIT A

Parcel 1:

Beginning 10 Rods North of the Southeast corner Lot 1, Block 40, Plat "E", LOGAN FARM SURVEY, thence North 16.78 chains; thence South 89°35'28" West 75 feet; thence South 13.78 chains; thence Southeasterly along North line of State Highway to the point of beginning.

Parcel 2:

The North part of Lots 1 and 2 bounded on South by County Road and all of Lots 3, 4, 5, and 16, Block 30, Plat "E", LOGAN FARM SURVEY, located in the Northwest Quarter of Section 31, Township 12 North, Range 1 East.

Parcel 3:

All of Lots 14 and 15, Block 30, Plat "E", LOGAN FARM SURVEY, located in Section 31, Township 12 North, Range 1 East.

Parcel 4:

All of Lots 2, 3, 4, and 5, Block 31, Plat "E", LOGAN FARM SURVEY, located in Section 31, Township 12 North Range 1 East.

Parcel 5:

Beginning at Southeast corner of Lot 20, Section 36 Township 12 North, Range 1 West, thence North 14.66 chains; thence South 89°21'50" West 19.34 chains; thence South 8.11 chains; thence East .25 chains; thence South 71°34' East 20.25 chains to the point of beginning.

05-057-0001; 0004; 0005; 0006
12-042-0005

WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: Eliason Packing Company, a Utah Corporation
Grantee: Logan City, a Utah Municipal Corporation
Water Right No(s): 25-2323, 25-2364 and 25-4315

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non-use applications, etc.). Grantor also makes the following declarations and disclosures:

- SECTION 1 - TYPE OF DEED Check one box only - Must match language in the deed
[] The foregoing deed is a warranty deed. (Grantor is making all standard warranties.)
[] The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., a warranty of title as to all claiming by or through Grantor.)
[] The foregoing deed is a quit claim deed. (Grantor is making no warranties.)
[] The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

- SECTION 2 - APPURTENANT WATER RIGHTS Check one box only
[] All of Grantor's water rights approved for use on the following described parcel(s) are being conveyed.
[] In addition to any specifically identified rights, all other water rights owned by Grantor and approved for use on the following described parcel(s) are being conveyed.
[] No water rights other than those specifically identified by water right number are being conveyed.

- SECTION 3 - WATER RIGHTS CONVEYED IN WHOLE OR IN PART Check all applicable boxes
[] 100% of the following water rights described in the deed are being conveyed. Water Right Nos. 25-2323, 25-2364 and 25-4315
[] Only the portion indicated of the following water rights described in the deed are being conveyed.
[] The language in the foregoing deed is controlling as to quantity, if any.

- SECTION 4 - OTHER DISCLOSURES Check all applicable boxes
[] Grantor is endorsing and delivering to Grantee stock certificates for shares of stock in the following water company:
[] Other water related disclosures:

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The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature:
Grantee's Acknowledgment of Receipt: Randy W. [Signature]
Grantee's Mailing Address: 290 North 100 West, Logan, Utah 84321
NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

WATER RIGHTS ADDENDUM TO WATER DEEDS

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Grantee: Logan City, a Utah Municipal Corporation

Water Right No(s): 25-2323, 25-2364 and 25-4315

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The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

SECTION 2 - APPURTENANT WATER RIGHTS Check one box only

- All of Grantor's water rights approved for use on the following described parcel(s) are being conveyed.
In addition to any specifically identified rights, all other water rights owned by Grantor and approved for use on the following described parcel(s) are being conveyed.
No water rights other than those specifically identified by water right number are being conveyed.

SECTION 3 - WATER RIGHTS CONVEYED IN WHOLE OR IN PART Check all applicable boxes

- 100% of the following water rights described in the deed are being conveyed. Water Right Nos. 25-2323, 25-2364 and 25-4315
Only the portion indicated of the following water rights described in the deed are being conveyed.
The language in the foregoing deed is controlling as to quantity, if any.

SECTION 4 - OTHER DISCLOSURES Check all applicable boxes

- Grantor is endorsing and delivering to Grantee stock certificates for shares of stock in the following water company:
Other water related disclosures:

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The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: [Handwritten Signature]

Grantee's Acknowledgment of Receipt: 290 North 100 West, Logan, Utah 84321

Grantee's Mailing Address:
NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

NOTES TO WATER RIGHTS ADDENDUM TO WATER DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

Section

- 1-4 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. Failure to do so PROMPTLY may result in the loss of these water rights. Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- 1 There are three general types of deeds – warranty deeds, special warranty deeds, and quit claim deeds – which can be used to convey water rights. The primary difference between them is the type of warranty being given, which has a dramatic effect on the rights and responsibilities of both the Grantor and the Grantee. If you are unsure about the type of deed that you should use or accept, you should obtain legal advice on this issue.
- 2 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If either of the first two boxes in Section 2 are checked, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- 3 A Water right can be conveyed in whole (100% of the right is conveyed) or in part (only a portion of the right is conveyed). If the whole right is conveyed, you do not need to describe the beneficial uses associated with the right. If only a part is being conveyed, you need to describe exactly what beneficial uses are being conveyed. This is usually expressed in terms of acre-feet and generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply" [the amount of water allocated to each water right when more than one right is being used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ELUs" which are quantified at the rate of 0.028 acre-feet per ELU for full-year use). Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- 4 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section 4 of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.

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There is also space provided in this section for any other information that the Grantor believes may be relevant to the water rights being transferred or for any other water related issues.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at
1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300
Telephone: 801-538-7240 Web Address: www.waterrights.utah.gov