

Recording Requested by:
First American Title Insurance Agency, LLC
320 South 50 West
Ephraim, UT 84627
(435) 283-4900

E 117691 B 0495 P 1621
REED D HATCH SANPETE COUNTY RECORDER
2004 AUG 19 3:09pm Fee 12.00 KEH
FOR FIRST AMERICAN TITLE COMPANY

4-17-3E

AFTER RECORDING RETURN TO:
J.T. Sales, Inc.
620 North Main
Ephraim, UT 84627

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

WARRANTY DEED

Escrow No. **365-4315896 (md)**
A.P.N.: **725**

Oscar Deloy Peterson and Lenore W. Peterson, husband and wife as joint tenants, Grantor, of **Ephraim, Sanpete** County, State of **UT**, hereby CONVEY AND WARRANT to

J.T. Sales, Inc., a Utah Corporation, Grantee, of **Ephraim, Sanpete** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Sanpete** County, State of **Utah**:

Beginning 30.19 chains West and 6.81 chains North of the Southeast corner of Lot 1, Section 4, Township 17 South, Range 3 East, Salt Lake Base and Meridian; thence North 200 feet; thence East 217.50 feet; thence South 200 feet; thence West 217.50 feet, more or less, to the point of beginning. (Pt of 725)

SUBJECT TO AND TOGETHER WITH: A 10 foot right-of-way, over and across the North 10 feet of the above described property.

EXCEPTING THEREFROM all coal, oil, gas and/or any other minerals.

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 of said Grantor, on August 19, 20 04.

Oscar Deloy Peterson

Lenore W. Peterson

Order No. **4315896**
FIRST AMERICAN TITLE INSURANCE AGENCY

STATE OF Utah)
)Ss.
COUNTY OF Sanpete)

On Aug 19, 20 04, personally appeared before me, **Oscar Deloy Peterson and Lenore W. Peterson** the signor of the within instrument, who duly acknowledged to me that he/she executed the same.

Marcia Day
Notary Public

(Printed Name)

My Commission expires: 1/17/2005

