

1241367

(Grantor in this Instrument Exempt from Documentary Stamp Tax)

(C-1831)

SPECIAL WARRANTY DEED

THE FEDERAL LAND BANK OF BERKELEY, a corporation, Grantor, with its principal place of business in the City of Berkeley, State of California, hereby CONVEYS and WARRANTS to

CHARLES L. LYON and LULA P. LYON, his wife, as joint tenants, Grantee(s), of Midvale, Utah, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the following described land in Salt Lake County, State of Utah:

BEGINNING 923 feet West of the Northeast corner of the Northwest quarter of Section 32, Township 2 South, Range 1 West, Salt Lake Base and Meridian, thence South 0° 38' West 1650 feet; thence West 315.7 feet to the East boundary of Utah Lake Irrigation Company's canal right of way; thence North 18° 32' West 621.6 feet; thence North 8° 12' West 400 feet; thence North 5° 06' West 668.5 feet; thence East 647.5 feet to the place of beginning; containing 20 acres, more or less.

Reserving and excepting unto the Grantor, its successors or assigns forever, an undivided one-half of Grantor's interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property hereinabove described, together with the right of entry and all other rights, including all rights of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and the full enjoyment of the Grantor's interest herein reserved. SUBJECT to easements and rights of way now existing or reserved. GRANTOR warrants title to above property only against all acts of itself. TO HAVE AND TO HOLD to said Grantee(s) to the survivor of them, and to the heirs or assigns of such survivor.

IN WITNESS WHEREOF, The Federal Land Bank of Berkeley has caused this instrument to be executed and its corporate seal to be affixed by its proper and duly authorized officers on March 29, 1951

THE FEDERAL LAND BANK OF BERKELEY
By R. H. Billings Assistant Vice-President
By J. H. Meagher Assistant Secretary

APPROVED BY: Notary Public
N. Thompson

STATE OF CALIFORNIA, ss.
County of Alameda
On March 22, 1951
before me, the undersigned Notary Public, personally appeared R. H. Billings and R. J. Meagher, and being by me duly sworn, stated to me that they are, and who are known to me to be, Assistant Vice-President and Assistant Secretary, respectively, of the corporation that executed the within instrument, and known to me to be the persons who executed said instrument on behalf of said corporation by authority of its by-laws, and acknowledged to me that such corporation executed the same.
N. Thompson
Notary Public in and for Said County and State,
Residing at Oakland, California

RECORDING DATA

My commission expires: Sept. 1, 1952
Form 656 (Rev. 9-49)
Recorded at Request of Charles L. Lyon West Jordan, Utah
at 1:44 P M Fee paid \$1.60
Hazel Taggart Chase, Recorder Salt Lake County, Utah
By Hazel Taggart Chase, Dep. Book 848 Page 490 Ref.

APR 13 1951