

Recorded DEC 5 - 1962 at 4:49 P.M.
Request of A. E. Lakin, Trustee
Fee Paid, Hazel Taggart Chase,
Recorder, Salt Lake County, Utah
\$ 6.70 By W. J. Smith Deputy
Book 971 Page 103 Ref. _____

1309462

SPECIAL WARRANTY DEED

Eleanor Dethers, an unmarried woman, grantor, of Salt Lake City, Salt Lake County, State of Utah, hereby CONVEY and WARRANT AS AGAINST ACTS OF GRANTOR ONLY, to Elmer P. Bastian, and Margaret S. Bastian, his wife, as joint tenants with full rights of survivorship; and not as tenants in common, grantees of Riverton, Salt Lake County, Utah, for the sum of Ten Dollars and other good and valuable consideration, the following described tracts of land in Salt Lake County, Utah, to-wit:-

- (1) The South 1/2 of the South 1/2 of Section 14;
The South 1/2 of the South 1/2 of Section 15, and
The North 1/2 of Section 21, all being in Township 3 South Range 2 West, Salt Lake Meridian.

Together with 40/500ths of all of the waters of Bingham Creek, including all spring waters which have their source at or near the mouth of Bingham Canyon, on Section 18, Township 3 South Range 2 West, Salt Lake Meridian, and all waters having their source in the tunnel which empties into the said Bingham Creek or are conveyed across said Creek at a point near the vicinity of the point where said springs are situated in said Section, Township and Range.

Together also with all waters, springs, water rights and irrigation facilities used upon or belonging to said land.

- (2) The Northeast 1/4 of the Southeast 1/4 of Section 32, and
the Northwest 1/4 of the Southwest 1/4 of Section 33, in Township 3 South, Range 2 West, Salt Lake Meridian.

Subject to an easement in favor of Ohio Copper Company of Utah as reserved in deed dated August 15, 1939 and recorded in Book 244 page 394 #871491 and deed dated Nov. 14, 1938 and recorded in Book 244, pages 393-4 as #871490.

- (3) All of the Southeast 1/4 of Section 17; and all of the Northeast 1/4 of Section 20, in Township 3 South, Range 2 West, Salt Lake Meridian.

- (4) The Southwest 1/4 of Section 17, and the East half of Southeast 1/4 of Section 18, Township 3 South, Range 2 West, Salt Lake Meridian, containing 240 acres.

- (5) Commencing 80 rods North from the Southeast corner of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian, and running thence North 80 rods; thence West 140 rods; thence South 93-1/3 rods; thence East 60 rods; thence North 13-1/3 rods; thence East 80 rods to the place of beginning.

(b) Also The South 115 feet of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

(c) Also the West 16 rods of the South 115 feet of the Northeast 1/4 of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

(d) Also: Commencing at the Northwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base & Meridian, and running thence East 180 rods; thence South 1525 feet; thence West 100 rods; thence North 205 feet; thence West 80 rods; thence North 80 rods to the place of beginning. Excepting that portion within 6000 West Street.

(e) Also: Commencing at the Southwest corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base & Meridian, and running thence East 80 rods; thence North 130 rods; thence West 80 rods; thence South 130 rods to the place of beginning.

(f) Also: The Southwest 1/4 of the Northwest 1/4 of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian, Subject to easement in favor of Ohio Copper Company of Utah as reserved in deed dated Nov. 14, 1938 and recorded in book 244 page 593-4 as #871490.

(g) Also: Commencing 80 rods East and 66 rods North of the Southwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian, and running thence North 94 rods; thence East 98 rods; thence South 94 rods; thence West 98 rods to the place of beginning.

- (6) Commencing 180 rods East of the Northwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base & Meridian, and running thence East 140 rods; thence South 160 rods; thence West 140 rods; thence North 160 rods to the place of beginning, and containing 140 acres more or less.

(b) Also the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 3 South, Range 2 West, Salt Lake Base & Meridian, containing 40 acres more or less.

(c) Also Commencing 115 rods West of the center of Section 25, Township 3 South, Range 2 West, Salt Lake Base & Meridian, and running thence West 45 rods; thence North 80 rods; thence East 80 rods; thence North 80 rods; thence East 80 rods; thence South 80 rods; thence East 80 rods; thence South 48 rods; thence West 164-1/2 rods; thence South 45° West 44.4 rods to the place of beginning.

Special Warranty deed from Eleanor Bethers, an unmarried woman, as grantor to Elmer P. Bastian, and Margaret S. Bastian, his wife, as joint tenants with full rights of survivorship; and not as tenants in common, grantee.
CONTINUED Page 2.

WITNESS, the hand of said grantor, this Second day of December, A. D. 1952.

Signed in the presence of

Virginia O. Nielsen
Heta Arthur

Eleanor Bethers
Eleanor Bethers.

ACKNOWLEDGEMENT

State of Utah

SS

County of Salt Lake

On the Second day of December, A. D. 1952, personally appeared before me Eleanor Bethers, an unmarried woman, the signer of the within instrument, who duly acknowledged to me that she executed the same.

My Commission expires on

9-5-55

A. P. LaRue
NOTARY PUBLIC residing at Salt Lake
City, Utah.

