

1319130

(Grantor in this Instrument Exempt from Documentary Stamp Tax)

(C-2830 and
(C-2847)
(RE 9085-RE5472)

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

EDWARD B. BECKSTEAD and MARY S. BECKSTEAD, his wife, as joint tenants, Grantee(s), of Riverton, 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: PARCEL 1: Commencing at a point 495 feet East from the Northwest corner of Section 28, Township 3 South, Range 1 West, Salt Lake Base and Meridian, running thence West 1363.8 feet to the East line of the Utah Lake Irrigation Company right of way; thence along the East boundary of said right of way, South 10°40' East 498.2 feet; thence South 1° 13' East 406.1 feet; thence South 11° West 432.4 feet; thence East 1345.5 feet; thence North 1320 feet to the place of beginning; containing 39 acres, more or less.

PARCEL 2: The East 50 rods of the Northwest quarter of the Northwest quarter of Section 28, Township 3 South, Range 1 West, Salt Lake Base and Meridian, containing 25 acres, more or less.

PARCEL 3: Commencing 1320 feet South and 1320 feet East from the Northwest corner of Section 28, Township 3 South, Range 1 West, Salt Lake Base and Meridian, running thence West 2170.5 feet to the East boundary of the Utah Lake Irrigation Company right of way; thence along said right of way South 11° West 60 feet; thence South 28° West 655.6 feet; thence South 10° 08' East 22.5 feet; thence East 2486 feet; thence North 660 feet to the place of beginning; containing 35.26 acres, more or less.

TOGETHER with 94 shares of stock of the Utah Lake Distributing Company, full water right, Riverton District.

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 July 17, 1952

THE FEDERAL LAND BANK OF BERKELEY
By *W. S. Greer* Vice-President
By *R. J. Meagher* Assistant Secretary

D80529

Approved for Signature
W. J. Meagher

RECORDING DATA

Recorded FEB 24 1958 at 1:20 P.M.
Request of EDWARD B. BECKSTEAD
Fee Paid. Hazel Taggart Chase,
Recorder, Salt Lake County, Utah
\$ 2.60 By *W. J. Meagher* Deputy
Book 987 Page 544 Ref.

RIVERTON, UTAH

STATE OF CALIFORNIA, ss.
County of Alameda
On July 17, 1952
before me, the undersigned Notary Public, personally appeared W. E. York
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, this instrument.
W. E. York
Notary Public for Said County and State,
Residing at Oakland, California
My commission expires Sept. 1, 1952
Form 606 (1952)