

Recorded at request of Van Cott, Bagley, Cornwall & McCarthy Fee Paid 28.50
 Date JAN 15 1968 at 9:17 M. John W. Madson Recorder Iron County
 By _____ Book 135 Page 448-461
 Entered _____ Indexed A bst Proof Read _____

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SHERIFF'S DEED

THIS INDENTURE is made between Melvin Tait, Sheriff of Beaver County, State of Utah, hereinafter referred to as "Sheriff" and Beehive State Bank, a Utah banking corporation, with its principal office in Salt Lake City, Utah, hereinafter referred to as "Bank".

WITNESSETH:

WHEREAS, a certain Judgment and Decree of Foreclosure was made and entered by the District Court of Beaver County, State of Utah, on the ___ day of May, 1967, in a certain action then pending in said Court entitled Beehive State Bank, a Utah corporation, plaintiff, vs. Lewis H. Larsen, Dorothy G. Larsen, his wife; Zions First National Bank, Executor of the Estate of W.B. Richards, Jr.; Bank of Iron County, a corporation, and Atlas Leasing Corporation, a corporation, Defendants, Civil No. 3351, it was among other things ordered and adjudged that the real property described hereinafter should be sold at public auction by and under the direction of the Sheriff in the manner prescribed by law and that said plaintiff might become purchaser in said sale and that said Sheriff should execute and deliver to the purchaser at said sale a Certificate of Sale as required by law, and

WHEREAS, the Sheriff did at the hour of 12:00 o'clock noon on the 16th day of June, 1967, at the front door of the Beaver County Court House in Beaver, Beaver County, Utah, after due public notice had been given as required by law and said Judgment, duly sell at public auction the real property described in the said Judgment and hereinafter described at which sale the described real property and interests hereinafter described were fairly struck off and sold to the plaintiff, Beehive State Bank, for the sum of One Hundred Eighty Thousand Dollars (\$180,000.00), the said plaintiff being the highest bidder and the amount of the bid being the highest sum bid at said sale, and

WHEREAS, the bid of said Beehive State Bank was applied as a credit against the Judgment herein awarded to said Bank and said Sheriff thereupon made and issued his Certificate of Sale in duplicate and a copy thereof was caused to be filed in the office of the County Recorder of Iron County, State of Utah, and was

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filed in the office of the County Recorder of Beaver County, State of Utah, and

WHEREAS, more than six months have elapsed since the time of said sale and no redemption of property and interests so sold has been made,

NOW THEREFORE, the Sheriff in order to carry into effect said sale pursuant to the Judgment and the law and in consideration of the money so bid and paid, does by these presents grant, bargain, sell and convey unto Beehive State Bank, its successors and assigns, the real property, interests and rights of the defendants Lewis H. Larsen and Dorothy G. Larsen, his wife, in and to the properties described in Exhibit A attached hereto and by this reference made a part hereof, the said real property, interests and rights hereunder conveyed being all of the right, title, interest and estate of the above-named defendants in and to the real property described in the attached Exhibit A together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to said property and interests, to have and to hold the same unto the party of the second part Beehive State Bank, a Utah banking corporation, its successors and assigns forever.

WITNESS the hand of said Sheriff this 29 day of December, 1967.

Melvin Tait
Melvin Tait
Sheriff of Beaver County

STATE OF UTAH)
) ss.
County of Beaver)

On the 29 day of December, 1967, personally appeared before me Melvin Tait, Sheriff of Beaver County, State of Utah, the signer of the foregoing instrument who acknowledged to me that he executed the same as said Sheriff for the uses and purposes therein mentioned.

Louis Hessing
Notary Public
BEAVER Co. Recorder

Residing at:
My commission expires:

EXHIBIT A**Mortgage dated June 24, 1963:**

The West half of Section 20, Township 31 South, Range 13 West, Salt Lake Meridian, containing 320 acres of land, more or less.

Together with and including any appurtenances, water and water rights including Water Application No. 25164, heretofore granted and approved by the State Engineer of the State of Utah.

The Northeast quarter of Section 9, Township 30 South, Range 12 West, Salt Lake Meridian.

Southeast quarter of Southeast quarter of Section 23 West half of Southwest quarter of Section 24; Northeast quarter of Northeast quarter of Section 26; All in Township 28 South, Range 11 West, Salt Lake Meridian.

Together with all improvements situated thereon and all appurtenances thereunto belonging.

The East half of Section 10 and the Northeast quarter of the Northeast quarter of Section 27, Township 31 South, Range 13 West, Salt Lake Base and Meridian.

The East half of the Southeast quarter and the Southeast quarter of the Northeast quarter of Section 10, Township 29 South, Range 11 West, S.L.M., and the Southwest quarter of the Northwest quarter of Section 11, Township 29 South, Range 11 West, S.L.M.

Together with all improvements thereon and all privileges and appurtenances appertaining thereto.

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Southwest quarter of Section 2; Lots 3 and 4, South half of Northwest quarter of Section 2;

Lot 3, Section 4;

East half of the Southwest quarter; West half of Southeast quarter of Section 10;

Southeast quarter of Section 11;

North half of Northwest quarter of Section 11;

South half of Northeast quarter of Section 15;

Northeast quarter of Northwest quarter of Section 15;

Southeast quarter of Northwest quarter East half of Southwest quarter, Section 15

Northwest quarter of Northeast quarter of Section 15;

Northeast quarter of Northeast quarter of Section 15;

Lots 1, 2, 3, and East half of Northwest quarter, Northeast quarter of the Southwest quarter, Section 19;

Southeast quarter of Southwest quarter, Section 21; and commencing 36 rods North of the East quarter corner of Section 21, Township 29 South, Range 11 West, SLM, North 44 rods; West 160 rods; South 160 rods; East 50 rods; North 116 rods; East 110 rods to beginning;

Southwest quarter of Southwest quarter of Section 21;

All of the above being in Township 29 South, Range 11 West, Salt Lake Meridian.

Southeast quarter of Southeast quarter South half of Northeast quarter; North half of Southeast quarter; Southwest quarter of Southeast quarter in Section 26;

West half of Northeast quarter; East half of Northwest quarter; East half of Southwest quarter, in Section 35;

All of the above being in Township 29 South, Range 11 West, Salt Lake Meridian.

West half of Section 22;

East half of Section 23;

West half of Section 23;

West half of Section 24;

Southeast quarter of Section 24;

All of Section 25;

North half of Section 26;

South half of Southwest quarter; East 60 rods of Northeast quarter of Southwest quarter; North half of Southeast quarter; Southeast quarter of Southeast quarter; and the East half of the Southwest quarter of the Southeast quarter, all in Section 27; (250 acres)

All of Section 33;

West half of Section 34;

All of the above being in Township 30 South, Range 13 West, Salt Lake Meridian.

Lots 5 and 6, and 11 and 12, Section 4;

Lots 7, 8, 9 and 10, Section 5;

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14; East half of Southwest quarter, Southeast quarter, Section 6;

All of Section 7;

North half of Section 18;

South half of Section 18;

South half of Section 19;

Northeast quarter, East half of Northwest quarter; Lots 1 and 2, Section 19;

West half of Northwest quarter and Northwest quarter of Northwest quarter of Section 19;

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All of Section 30;

All of the above being in Township 31 South, Range 13 West, Salt Lake Meridian.

Lots 1, 2, 3, 6, 7, 8, 9, 10, 11, 14, 15, 16 and the Northeast quarter of Southwest quarter and Southeast quarter; Lots 4, 5, 12, 13, West half of Southwest quarter, Southeast quarter of Southwest quarter, all in Section 1;

Northeast quarter of Section 11;

All of Section 12;

All of Section 13;

All of Section 25;

All of Section 24;

All of the above being in Township 31 South, Range 14 West, Salt Lake Meridian.

Together with any and all water rights appurtenant to the said premises, including but not limited to the following:

Application No. 13368 to appropriate 0.051 c.f.s. of water for stockwatering purposes;

Application No. 22227 to appropriate 2.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 22228 to appropriate 2.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 22229 to appropriate 2.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 22230 to appropriate 2.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 22231 to appropriate 2.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 22232 to appropriate 2.0 c.f.s. of water for irrigation and stockwatering purposes;

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Application No. 23604 to appropriate 0.015 c.f.s. of water for irrigation and stockwatering purposes;

Change Application No. a-2356 to change the place of use of 1.0 c.f.s. of water under Underground Water Claim No. 7643.

Water Certificate of Appropriation No. 2816, Underground Water Claim No. 14943;

Underground Water Claim No. 14008 for 1.337 c.f.s.

The foregoing water rights located in Beaver County, Utah.

Application No. 20406 to appropriate 0.022 c.f.s. of water for stockwatering purposes;

Application No. 24637 to appropriate 5.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 24638 to appropriate 5.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 24639 to appropriate 5.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 24640 to appropriate 5.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 24641 to appropriate 5.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 24642 to appropriate 5.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 24650 to appropriate 5.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 24651 to appropriate 5.0 c.f.s. of water for irrigation and stockwatering purposes;

Application No. 24652 to appropriate 5.0 c.f.s. of water for irrigation and stockwatering purposes;

Together with any and all other water rights of every kind and nature, including approved applications, now owned by the said parties;

Together with all Taylor Grazing rights and permits

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now owned by said mortgagors, including but not limited to the following, to-wit:

A Taylor Grazing Permit for 677 head of cattle in Milford Unit, Allotment 23, and 50 head of cattle in Bull Springs Allotment, and which said Taylor Grazing rights were acquired from Howard Cook and Jess Cook, together with those Taylor Grazing permits acquired by the mortgagors from Daniel A. Tebbs under application land base dated March 29, 1962, and from W. C. Tebbs under application land base dated April 9, 1962, together with those Taylor Grazing rights acquired from H. L. Tolley and Pearl Tolley, his wife, for 58 head of cattle, Milford Unit, Milford Group Allotment 23, together with all of the right, title, interest and equity of said mortgagors in the South Milford Land & Livestock Company. Also, a Taylor Grazing Permit for 78 head of cattle which said mortgagors obtained from Dan Rollins and Emma Rollins.

The said mortgagors further mortgage to the said mortgagee all of their right, title, interest and equity in and to a certain State Land Board Grazing Lease No. 13583, Application No. 15933, covering all of Section 32, Township 29 South, Range 12 West, S.L.M.

Also, a lease from the State Land Board covering the East half of Section 36, Township 29 South, Range 13 West, S.L.M.

Assignment dated June 17, 1963:

(a) Certificate of Sale bearing Certificate No. 23926 executed by the UTAH STATE LAND BOARD on May 11, 1961, and covering the following described properties located in Iron County, State of Utah:

All of Section 36, Township 32 South, Range 5 West, embracing 628.01 acres;

(b) Certificate of Sale bearing Certificate No. 23927 executed by the UTAH STATE LAND BOARD on May 11, 1961, and covering the following described properties located in Iron County, State of Utah:

All of Section 32, Township 29 South, Range 12 West; all of Section 15, Township 29 South, Range 19 West, embracing 1280.00 acres;

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(c) Certificate of Sale bearing Certificate No. 23928 executed by the UTAH STATE LAND BOARD on May 11, 1961, and covering the following described properties located in Iron County, State of Utah:

All of Section 20, N-1/2 Section 29, Township 34 South, Range 15 West; All of Section 11, E-1/2 Section 10, Township 34 South, Range 16 West, embracing 1920.00 acres.

(d) Certificate of Sale bearing Certificate No. 23931 executed by the UTAH STATE LAND BOARD on May 11, 1961, and covering the following described properties located in Iron County, State of Utah:

All of Sections 2, 16, W-1/2, W-1/2 NE-1/4, NW-1/4 SE-1/4 of Section 36, Township 31 South, Range 15 West, embracing 1961.80 acres;

(e) Certificate of Sale bearing Certificate No. 23932 executed by the UTAH STATE LAND BOARD on May 11, 1961, and covering the following described properties located in Iron County, State of Utah:

N-1/2 Section 32, Township 31 South, Range 16 West; All of Section 32, Township 31 South, Range 17 West; Lots 1-2-3-4 S-1/2 N-12 S-1/2, S-1/2 SW-1/4, SW-1/4 SE-1/4 Sec. 2; All of Section 16, Township 32 South, Range 17 West, embracing 2228.64 acres; and

(f) Certificate of Sale bearing Certificate No. 23933 executed by the UTAH STATE LAND BOARD on May 11, 1961, and covering the following described properties located in Iron County, State of Utah:

All of Section 2, Township 31 South, Range 20 West; All of Section 32, Township 32 South, Range 18 West; All of Section 2, Township 33 South, Range 18 West; All of Section 32, Township 33 South, Range 19 West, embracing _____ acres.

Mortgage dated October 18, 1963:

South one half of the southwest quarter (SE-1/2 SW 1/4) of Section Nineteen (19), Township Twenty-nine (29) South, Range Eleven (11) West, Salt Lake Meridian.

West one-half of west one-half (W-1/2 W-1/2) of Section Thirty-five (35), Township Twenty-eight (28) South, Range Eleven (11) West, Salt Lake Meridian.

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Together with all improvements situate thereon, wells, well rights and water rights appurtenant to said property, expressly excepting however, those certain underground water claims described as No. 3690, Claim No. 543; No. 3691, Claim No. 544; and No. 5142, Claim No. 545, which said claims by inadvertance are described in the Warranty Deed dated June 20, 1951, recorded January 4, 1952, in Book Z-10 of Deeds, Page 624, Official Records of Beaver County, Utah, from John W. Stahl, etc., and Dorothy Stahl, his wife, as Grantors to H. S. Thompson and Leona Thompson, his wife, as Grantees.

An undivided one-fourth interest in and to a certain well heretofore and now being used for stockwatering purposes located upon the northeast quarter of the southwest quarter of Section 19, Township 29 South, Range 11 West, S.1. and further described as Application No. 13368, Certificate of Appropriation No. 3818, on file in the office of the State Engineer of the State of Utah.

A grazing permit or grazing privilege originally issued for 76 head of cattle and 548 AUM's under the Grazing Act and heretofore issued to and below H. S. Thompson and Leona Thompson, his wife, in District No. 3; Milford Unit, subject, however, to any cuts in number of head of livestock and AUM's heretofore or hereafter to be made by the Bureau of Land Management.

West one-half (1/2) of Southwest quarter (SW 1/4) of Section 24, Township 28 South, Range 11 West, Salt Lake Meridian.

Together with all improvements situated thereon and all appurtenances thereto belonging.

Together with all of the right, title, interest and equity of the mortgagors in the South Milford Land and Livestock Association, including its well and the well and water rights and equipment upon said wells.

Assignment dated October 18, 1963:

Southwest quarter of Section 2;

Lots 3 and 4, South half of Northwest quarter of Section 2;

Lot 3, Section 4;

East half of the Southwest quarter, East half of the East quarter of Section 10;

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Southeast quarter of Section 11;

North half of Northwest quarter of Section 11;

South half of Northeast quarter of Section 15;

Northeast quarter of Northwest quarter of Section 15;

Southeast quarter of Northwest quarter; East half of Southwest quarter, Section 15; Northwest quarter of Northeast quarter of Section 15; Northeast quarter of Northeast quarter of Section 15;

Lots 1, 2, 3, and East half of Northwest quarter, Northeast quarter of the Southwest quarter, Section 19;

Southeast quarter of Southwest quarter, Section 21; and commencing 36 rods North of the East quarter corner of Section 21, Township 29 South, Range 11 West, SLM, North 44 rods; West 160 rods; South 160 rods; East 50 rods; North 116 rods; East 110 rods to beginning;

Southwest quarter of Southwest quarter of Section 21;

All of the above being in Township 29 South, Range 11 West, Salt Lake Meridian.

Southeast quarter of Southeast quarter; South half of Northeast quarter; North half of Southeast quarter; Southwest quarter of Southeast quarter in Section 26;

West half of Northeast quarter; East half of Northwest quarter; East half of Southwest quarter, in Section 35;

All of the above being in Township 28 South, Range 11 West, Salt Lake Meridian.

West half of Section 22;

East half of Section 23;

West half of Section 23;

West half of Section 24;

Southeast quarter of Section 24;

All of Section 25;

North half of Section 26;

South half of Southwest quarter; East 60 rods of Northeast quarter of Southwest quarter; North half of Southeast quarter; Southeast quarter of Southeast quarter; and the East half of the Southwest quarter of the Southeast quarter, all in Section 27; (250 acres)

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All of Section 33;

West half of Section 34;

All of the above being in Township 30 South, Range 13 West,
Salt Lake Meridian.

Lots 5 and 6, and 11 and 12, Section 4;

Lots 7, 8, 9 and 10, Section 5;

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14;
East half of Southwest quarter, southeast quarter, Section
6;

All of Section 7;

North half of Section 18;

South half of Section 18;

South half of Section 19;

Northeast quarter, East half of Northwest quarter Lots 1
and 2, Section 19;

West half of Northwest quarter and Northeast quarter of
Northwest quarter of Section 29;

All of Section 30;

All of the above being in Township 31 South, Range 13 West,
Salt Lake Meridian.

Lots 1, 2, 3, 6, 7, 8, 9, 10, 11, 14, 15, 16, and the
Northeast quarter of Southwest quarter and Southeast quarter;
Lots 4, 5, 12, 13,
West half of Southwest quarter, Southeast quarter of South-
west quarter, all in Section 1;

Northeast quarter of Section 11;

All of Section 12;

All of Section 13;

All of Section 24;

All of Section 25;

All of the above being in Township 31 South, Range 14 West,
Salt Lake Meridian.

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Together with all improvements and appurtenances thereunto belonging.

Together with any and all water rights appurtenant to the said premises, including but not limited to the following:

Application No. 13368 to appropriate 0.051 c.f.s. of water for stockwatering purposes;

Application No. 22227 to appropriate 2.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 22228 to appropriate 2.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 22229 to appropriate 2.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 22230 to appropriate 2.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 22231 to appropriate 2.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 22232 to appropriate 2.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 23604 to appropriate 0.015 c.s.f. of water for irrigation and stockwatering purposes;

Change Application No. a-2356 to change the place of use of 1.0 c.s.f. of water under Underground Water Claim No. 7643.

Water Certificate of Appropriation No. 2816, Underground Water Claim No. 14943;

Underground Water Claim No. 14008 for 1.337 c.s.f.

The foregoing water rights located in Beaver County, Utah.

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Application No. 24637 to appropriate 5.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 24638 to appropriate 5.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 24639 to appropriate 5.0 c.s.f. of water for irrigation and stockwatering purposes.

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Application No. 24640 to appropriate 5.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 24641 to appropriate 5.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 24642 to appropriate 5.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 24650 to appropriate 5.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 24651 to appropriate 5.0 c.s.f. of water for irrigation and stockwatering purposes;

Application No. 24652 to appropriate 5.0 c.s.f. of water for irrigation and stockwatering purposes;

The foregoing water rights located in Iron County, Utah.

Together with Taylor Grazing Permit for 677 head of cattle in Milford Unit, Allotment 23, and 50 head of cattle in Bull Springs Allotment, both of said permits on record in the office of the Bureau of Land Management at Fillmore, Utah.

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