

# SPECIAL WARRANTY DEED

(CORPORATE FORM)

S-3417  
T-50817

UTAH TITLE AND ABSTRACT COMPANY, Trustee, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

OWEN E. DENISON and LA WAYNE F. DENISON, husband and wife, as joint tenants, as to an undivided 1/4 interest, FLOYD W. FERRIN and CARMOND C. FERRIN, husband and wife, as joint tenants, as to an undivided 1/2 interest, and A. DAVID FERRIN, a single man, as to an undivided 1/4 interest.  
of Salt Lake City, County of Salt Lake, State of Utah  
for the sum of TEN DOLLARS and other good and valuable considerations  
the following described tract of land in Summit County,  
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO easements, restrictions and rights of way appearing of record or enforceable in law and equity.

SUBJECT to the right of Summit County to reassess the tax assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by certain Annual Application for Assessment and Taxation of Agricultural Land, 1969 Farmland Assessment Act.

LIMITED TO SURFACE RIGHTS ONLY.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name to be hereunto affixed by its duly authorized officers this 1st day of April, A.D., 1979

Entry No. 155082	Book M. 131	UTAH TITLE AND ABSTRACT COMPANY, Trustee
RECORDED 4-17-79	at 3:56 P.M.	Page 568-9
REQUEST of	UTAH TITLE & ABSTRACT	
FEE	WANDA Y. SPRIGGS, SUMMIT CO. RECORDER	
\$ 8.50	B. Wanda Y. Spriggs	
INDEXED	ABSTRACT	

By Edward B. Rogers  
Edward B. Rogers President

STATE OF UTAH,

County of Salt Lake

On the 1st day of April, 1979, personally appeared before me  
EDWARD B. ROGERS, who being by me duly sworn, did say that he  
is the PRESIDENT of UTAH TITLE AND ABSTRACT COMPANY,  
Trustee, a corporation, and that said instrument was signed in behalf of said corporation by  
authority of its by-laws (or by a resolution of its board of directors) and said EDWARD B.  
ROGERS acknowledges to me that said corporation  
executed the same.

My Commission Expires:  
January 29, 1981

Wende Harris  
Notary Public

Residing at:  
Salt Lake City, Utah

Utah Title and Abstract Company

Salt Lake 355 722

Toll 882-3511

Sevier 896 6175

Summit 86-5679 Zenith 54

Weber 399-3373

BOOK 131 PAGE 568

EXHIBIT "A"

Said property being located in Sections 17 and 19 and 20, Township 1 South, Range 5 East, SIM.

Lot 29, more particularly described as follows:  
BEGINNING at a point that is due North 5444.217 feet and due East 580.821 feet from the Southeast corner of Section 19, Township 1 South, Range 5 East, Salt Lake Base & Meridian, Summit County, Utah, (said Southeast corner bearing North 89° 23' 18" East from Southwest corner and being the basis of bearing for this description).

Thence South 20° 02' 32" East 1361.608 feet;  
Thence South 54° 41' 42" West 780.115 feet;  
Thence South 72° 03' 07" West 284.068 feet;  
Thence North 24° West 473.514 feet;  
Thence North 43° 01' 30" West 718.140 feet;  
Thence North 20° 47' 18" West 333.067 feet;  
Thence North 66° 22' 55" East 1356.868 feet to the point of BEGINNING,  
together with and subject to a 50 foot right of way designed as Right-of-Way "E" and "F".

RIGHT-OF-WAY "E"

A 50 foot Right-of-Way, 25 feet on each side of its center line, described as follows:

Beginning at a point on the Northerly Right-of-Way line of State Highway No. 196, said point being South 0° 06' 48" East along the section line 219.745 feet and North 58° 51' East 670.250 feet from the Southwest Corner of Section 20, Township 1 South, Range 5 East, Salt Lake Base & Meridian, which corner is North 89° 23' 18" East (used as the basis of bearing in this description). From the Northwest Corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base & Meridian; thence North 31° 00' West 566.366 feet; thence North 43° 00' West 620.00 feet; thence North 50° 30' West 475.00 feet; thence North 86° 18' 55" West 588.992 feet; thence South 85° 30' West 84.652 feet; thence North 3° 22' 59" East 1016.772 feet; thence North 7° 29' 45" East 574.913 feet; thence North 17° 54' 16" East 341.541 feet; thence North 44° 12' 55" East 258.118 feet; thence North 72° 53' 50" East 204.022 feet; thence South 84° 35' 46" East 371.652 feet; thence North 72° 08' 07" East 635.649 feet; thence North 54° 41' 42" East 1574.587 feet; thence North 34° 50' 27" East 621.390 feet; thence North 55° 36' 04" East 672.625 feet; thence North 73° 21' 40" East 908.020 feet; thence North 58° 21' 44" East 1239.163 feet; thence North 42° 18' 58" East 906.091 feet; thence North 74° 30' East 356.746 feet to its point of intersection with the center line of another 50 foot right-of-way running North-South.

RIGHT-OF-WAY "F"

A 50 foot Right-of-Way, 25 feet on each side of its center line, described as follows:

Beginning at a point which is North 89° 38' 12" East along the section line 140.451 feet and due North 3626.185 feet from the Southwest Corner of Section 20, Township 1 South, Range 5 East, Salt Lake Base & Meridian, which corner is North 89° 23' 18" East (used as the basis of bearing in this description) from the Northwest Corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base & Meridian; thence North 24° 00' West 478.514 feet; thence North 43° 01' 30" West 718.140 feet; thence North 20° 47' 18" West 577.602 feet; thence North 6° 52' 29" West 710.106 feet; thence North 7° 20' 35" East 978.120 feet; thence North 7° 16' 30" West 236.907 feet; thence North 52° 45' 55" West 157.003 feet; thence North 36° 19' 37" West 422.019 feet; thence North 18° 46' 41" West 264.055 feet; thence North 3° 48' 51" West 601.332 feet; thence North 24° 13' 40" West 219.317 feet; to a point which is North 89° 23' 18" East along the section line 3902.797 feet and due North 3125.830 feet from the Northwest Corner of Section 19, Township 1 South, Range 5 East, Salt Lake Base & Meridian on Sheet 3 of 8.

Limited to surface rights only.

Subject to the Covenants and Conditions as set forth in that certain Warranty Deed dated April 3rd, 1978, by and between TRACY LAND AND LIVESTOCK COMPANY, Grantor, and UTAH TITLE AND ABSTRACT COMPANY, TRUSTEE, Grantee, recorded April 5th, 1979, in Book M 130, at Pages 682-685, as Entry No. 154706, of Official Records of Summit County, Utah, and recorded April 6th, 1979, in Book 124, at Pages 589-592, as Entry No. 116016, of Official Records of Wasatch County, Utah.