

## SPECIAL WARRANTY DEED

(CORPORATE FORM)

S-3385

T-50450

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

LAZY "R" RANCH, a Utah Partnership

grantee

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

UTAH TITLE AND ABSTRACT COMPANY, Trustee

By Edward B. Rogers  
Edward B. Rogers, President

Entry No. <b>155224</b>	Book <b>M 131</b>
RECORDED <b>4-23-79</b>	at <b>11:21M</b> Page <b>827-9</b>
REQUEST of <b>UTAH TITLE &amp; ABSTRACT</b>	
FEE <b>8.00</b>	WANDA Y. SPRIGGS, SUMMIT CO. RECORDER
INDEXED	<u>Wanda Y. Spriggs</u> ABSTRACT

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.

NOTARY  
My Commission Expires:  
January 20, 1981

Wanda Y. Spriggs  
Notary Public

Residing at:

Salt Lake City, Utah

Utah Title and Abstract Company

Salt Lake 355-7533

Tooele 882-3511

Sevier 896-6175

Summit 336-5679 Zenith 864

Weber 399-3373

BOOK 131 PAGE 827

## EXHIBIT "A"

T-50450

Said property being located in Sections 20 and 29, Township 1 South, Range 5 East

LOT 88, more particularly described as follows:

BEGINNING at a point that is on the South Right-of-Way line of State Highway 196, said point of beginning being 50°06'48" East along the East line of Section 30, Township 1 South, Range 5 East, Salt Lake Base & Meridian, Summit County, Utah 336.453 feet to a point on said Right-of-Way line and North 58°51' East along said Right-of-Way line 757.151 feet from the Northeast Corner of said Section 30, (said Northeast Corner bearing North 89°23'18" East from Northwest Corner and being the basis of bearing for this description.)

THENCE: North 58°51' East along said Right-of-Way 1285.807 feet;

THENCE : South 34°30' East 1249.553 feet;

THENCE: South 50° 00' 47" West 725.664 feet;

THENCE: South 55° 14'50" West 597.851 feet;

THENCE: North 33° West 1397.193 feet; to the point of BEGINNING.

LOT 91, more particularly described as follows:

BEGINNING at a point that is on the East line of Section 30, Township 1 South, Range 5 East, Salt Lake Base & Meridian, Summit County, Utah, said point of beginning being 50°06'48" East along said Eastline 2021.222 feet and North 60°00'00" East 700.697 feet from the Northeast Corner of said Section 30, ( said Northeast Corner and being the basis of bearing for this description.)

THENCE: North 55°14'50" East 1570.072 feet;

THENCE: South 41° East 1432.367 feet;

THENCE: South 54°30'24" West 110.193 feet;

THENCE: South 34°29'31" West 871.768 feet;

THENCE: North 59°31'56" West 1910.082 feet, to the point of BEGINNING,

TOGETHER WITH AND SUBJECT TO A 50 FOOT RIGHT -of-WAY DESIGNED AS RIGHT-of-WAY "I".

LOT 92, more particularly described as follows:

BEGINNING at a point that is due East 1900.821 feet and due South 775.781 feet from the Northeast Corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base & Meridian, Summit County, Utah, (said Northeast Corner bearing North 89°23'18" East from Northwest Corner and being the basis for this description.)

THENCE: North 50°00'47" East 1618.394 feet;

THENCE: South 45° East 1252.933 feet;

THENCE: South 48°39'08" West 354.273 feet;

THENCE: South 28°29'44" West 398.246 feet;

THENCE: South 36°52'12" West 350.00 feet;

THENCE: South 54°30'24" West 639.023 feet;

THENCE: North 41° West 1432.367 feet, to the point of BEGINNING,

TOGETHER WITH AND SUBJECT TO A 50 FOOT RIGHT-of-WAY DESIGNED AS RIGHT-of-WAY "I".

## EXHIBIT "A" Continued;

## RIGHT-OF-WAY "I"

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 5237.663 feet and due South 532.064 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 of this description) from the Northwest Corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base & Meridian; thence North 0°49'31" West 531.667 feet; thence North 0°07'07" West 620.831 feet; thence South 89°52'53" West 25.00 feet; thence South 50°00' West 225.562 feet; thence South 35°13'03" West 728.303 feet; thence South 48°39'08" 1165.558 feet; thence South 28°29'44" West 398.246 feet; thence South 36°52'12" West 350.00 feet; thence South 54°30'24" West 639.023 feet.

All parcels limited to surface rights only.

Buyers 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.

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.