

C-2807

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BOOK 1536 PAGE 422
(Grantor in this instrument Exempt from Documentary Stamp Tax)

Recorded AUG 29 1958 at 2:51 P.M.
Request of S.L.N.F.L.A.
Hazel Taggart Chase,
Recorder, Salt Lake County, Utah
By _____
Book _____ Page _____ Ref. _____

SPECIAL WARRANTY DEED

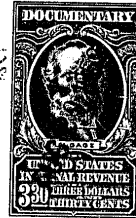
THE FEDERAL LAND BANK OF BERKELEY, a corporation, Grantor, with its principal place of business in the City of Berkeley, State of California, hereby CONVEYS and WARRANTS to LANDES BLDG.

JAMES H. JOHNSON and SOPHIA L. JOHNSON, 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:

Beginning at the Northeast corner of the Southwest quarter of Section 28, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence West 160 rods; thence South 30 rods; thence East 160 rods; thence North 30 rods to the place of beginning, containing 30 acres, more or less.

TOGETHER WITH 28 shares of stock in Utah Lake Distributing Company, 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 August 21, 1958

THE FEDERAL LAND BANK OF BERKELEY

By A. E. Boerlin
Vice President

By H. W. Hess
Assistant Secretary

STATE OF CALIFORNIA, }
County of Alameda } ss.
On August 21, 1958, before me, the undersigned notary public, personally, appeared A. E. Boerlin and H. W. Hess and being by me duly sworn, stated to me that they are, and who are known to me to be 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 bylaws, and acknowledged to me that such corporation executed the same.
A. E. Boerlin
Notary Public in and for Said County and State
Residing at Berkeley, California
My commission expires: April 22, 1962

RECORDING DATA