

189599

DEC 29 1995

Beaver County Recorder

Fee \$ 50.00**SPECIAL WARRANTY DEED**

CIRCLE FOUR REALTY, a North Carolina general partnership authorized to do business in the State of Utah, GRANTOR, hereby CONVEYS AND WARRANTS against all claiming by through or under Circle Four Realty to **DEAN S. CARTER** and **DONA I. CARTER**, as joint tenants with full right of survivorship, of P.O. Box 245, Minersville, UT 84752, GRANTEE, for the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration the following described real property situated in the County of Beaver, State of Utah:

PARCEL 1: The Southeast quarter of the Southeast quarter of Section 23, Township 28 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 2: The West half of the Southwest quarter of Section 24, Township 28 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM that portion lying within the boundaries of the Union Pacific Railroad right-of-way.

PARCEL 3: The Northeast quarter of the Northeast quarter of Section 26, Township 28 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 4: The South half of the Northeast quarter; the North half of the Southeast quarter; the Southwest quarter of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section 26, Township 28 South, Range 11 West, Salt Lake Base & Meridian.

SECURITY TITLE COMPANY

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM that portion lying within the boundaries of the Union Pacific Railroad right-of-way.

PARCEL 5:

The West half of the West half of Section 35, Township 28 South, Range 11 West, Salt Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM that portion lying within the boundaries of the Union Pacific Railroad right-of-way.

PARCEL 6:

The West half of the Northeast quarter; the East half of the Northwest quarter and the East half of the Southwest quarter of Section 35, Township 28 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM that portion lying within the boundaries of the Union Pacific Railroad right-of-way.

SUBJECT TO a right-of-way for a county road and incidental purposes as now exists.

PARCEL 7:

The Southwest quarter; Lots 3 and 4 and the South half of the Northwest quarter of Section 2, Township 29 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM that portion lying within the boundaries of the Union Pacific Railroad right-of-way.

SUBJECT TO a right-of-way for a county road and incidental purposes as now exists.

PARCEL 8:

Lot 3 (Northeast quarter of the Northwest quarter) of Section 4, Township 29 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 9:

The Northeast quarter of the Southeast quarter; the Southeast quarter of the Northeast quarter and the Southeast quarter of the Southeast quarter of Section 10, Township 29 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

SUBJECT TO a right-of-way for a county road and incidental purposes as now exists.

PARCEL 10:

The East half of the Southwest quarter and the West half of the Southeast quarter of Section 10, Township 29 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 11:

The Southeast quarter; the North half of the Northwest quarter and the Southwest quarter of the Northwest quarter of Section 11, Township 29 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM: Beginning at the Southeast corner of Section 11; thence West 350 feet; thence North 187 feet; thence East 350 feet; thence South 187 feet to the point of beginning

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

SUBJECT TO a right-of-way for a county road and

incidental purposes as now exists.

PARCEL 12: The Northeast quarter and the East half of the West half of Section 15, Township 29 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

SUBJECT TO a right-of-way for a county road and incidental purposes as now exists.

PARCEL 13: Commencing at the Northwest corner of Section 16, Township 29 South, Range 11 West, Salt Lake Base & Meridian; thence South 72 chains (4752 feet); thence Northeast along a railroad right-of-way 86 chains (5676 feet), more or less, to the North section line; thence West along the section line 47.5 chains (3135 feet) to the point of beginning.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

SUBJECT TO a right-of-way for a county road and incidental purposes as now exists.

PARCEL 14: Lots 1, 2 and 3; the East half of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 19, Township 29 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 15: Lot 4 and the Southeast quarter of the Southwest quarter of Section 19, Township 29 South, Range 11 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

SUBJECT TO a right-of-way for a county road and incidental purposes as now exists.

PARCEL 16:

Commencing 36 rods (594 feet) North of the East quarter corner of Section 21, Township 29 South, Range 11 West, Salt Lake Base & Meridian; thence North 44 rods (726 feet); thence West 160 rods (2640 feet); thence South 44 rods (726 feet); thence East 160 rods (2640 feet) to the point of beginning.

TOGETHER WITH an easement for the benefit of said Parcel 16 for ingress and egress to public roadways over an existing private roadway located on the following described lands retained by Grantor:

The South half of the Southwest quarter; and Beginning 36 rods North and 110 rods West of the East quarter corner of said Section 21; thence West 50 rods; thence South 116 rods; thence East 50 rods; thence North 116 rods to the point of beginning.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 17:

Beginning at a point North $00^{\circ}01'12''$ East along the section line 620.98 feet from the Southeast corner of Section 3, Township 30 South, Range 12 West, Salt Lake Base & Meridian and running thence North $89^{\circ}58'48''$ West 660 feet; thence North $00^{\circ}01'12''$ East 660 feet; thence South $89^{\circ}58'48''$ East 660 feet; thence South $00^{\circ}01'12''$ West along the section line 660 feet to the point of beginning and an easement over Grantor's adjacent lands for the benefit of the described parcel for access by livestock, other than swine, and for ingress and egress to the described parcel from the nearest public roadway.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

SUBJECT TO a right-of-way for a county road and incidental purposes as now exists.

PARCEL 18:

Beginning at a point North $00^{\circ}05'20''$ West along the section line 382 feet from the East quarter corner of Section 9, Township 30 South, Range 12 West, Salt Lake Base & Meridian and running thence North $00^{\circ}05'20''$ West 660 feet; thence South $89^{\circ}54'40''$

West 660 feet; thence South 00°05'20" East 660 feet; thence North 89°54'40" East 660 feet to the point of beginning and an easement over Grantor's adjacent lands for the benefit of the described parcel for access by livestock, other than swine, and for ingress and egress to the described parcel from the nearest public roadway.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

SUBJECT TO a right-of-way for a county road and incidental purposes as now exists.

PARCEL 19:

Beginning at the South quarter corner of Section 23, Township 30 South, Range 13 West, Salt Lake Base & Meridian and running thence North 00°03'13" West along the quarter section line 660 feet; thence South 89°52'40" West 660 feet; thence South 00°03'13" East 660 feet; thence North 89°52'40" East along the section line 660 feet to the point of beginning and an easement over Grantor's adjacent lands for the benefit of the described parcel for access by livestock, other than swine, and for ingress and egress to the described parcel from the nearest public roadway.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 20:

Beginning at the North quarter corner of Section 25, Township 30 South, Range 13 West, Salt Lake Base & Meridian and running thence South 00°04'36" East along the quarter section line 660 feet; thence North 89°56'53" East 660 feet; thence North 00°04'36" West 660 feet; thence South 89°56'23" West along the section line 660 feet to the point of beginning and an easement over Grantor's adjacent lands for the benefit of the described parcel for access by livestock, other than swine, and for ingress and egress to the described parcel from the nearest public roadway.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

SUBJECT TO a right-of-way for a county road and incidental purposes as now exists.

PARCEL 21:

Beginning at a point North 89°57'59" East along the section line 300 feet from the North quarter corner of Section 33, Township 30 South, Range 13 West, Salt Lake Base & Meridian and running thence South 00°02'01" East 660 feet; thence North 89°57'59" East 660 feet; thence North 00°02'01" West 660 feet; thence South 89°57'59" West along the section line 660 feet to the point of beginning and an easement over Grantor's adjacent lands for the benefit of the described parcel for access by livestock, other than swine, and for ingress and egress to the described parcel from the nearest public roadway.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

SUBJECT TO a right-of-way for a county road and incidental purposes as now exists.

AFFECTS ONLY PARCELS 17 THROUGH 21:

SUBJECT TO A RESTRICTIVE COVENANT FOR THE BENEFIT OF AND RUNNING WITH ALL OF GRANTOR'S LANDS LOCATED IN IRON COUNTY AND BEAVER COUNTY FOR THE BENEFIT OF GRANTOR AND ITS SUCCESSORS AND ASSIGNS; NAMELY, THAT GRANTEES AND THEIR SUCCESSORS, HEIRS AND ASSIGNS SHALL NOT BRING OR PERMIT SWINE OR ANY AGENT BEARING DISEASE HARMFUL TO SWINE UPON ANY OF THE ABOVE DESCRIBED LANDS.

WATER RIGHTS:

The above lands are conveyed together with the right to divert and make beneficial use of water as represented by the following Water Right Numbers on file in the office of the Utah State Engineer:

The irrigation and stockwatering portions of the following rights:

71-480
71-481
71-485
71-1846
71-1847
71-1848

