

Recorded at Request of

19:32 P.M. 3/20 HAZEL TAGGART CHASE Recorder Salt Lake County, Utah

By Stan Goddard Dep. Date

304 Union Pacific Rd., 10 South Main

SPECIAL WARRANTY DEED

HOM COMPANY, a partnership, and LUCILLE C. WOODBURY, a widow, of Salt Lake City, County of Salt Lake, State of Utah, grantors, hereby CONVEY AND WARRANT against all claiming by, through, or under it or her to OREGON SHORT LINE RAILROAD COMPANY, a Utah Corporation, grantee, for the sum of TEN AND NO/100THS DOLLARS, and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

A parcel of land in the Northwest Quarter of Section 23, T. 1 N., R. 1 W., S. L. B. & M., particularly described as follows:



Beginning at a point on the North boundary line of said Section 23, a distance of 36.5 feet West from the North Quarter corner of Section 23. (which is also the South Quarter corner of Section 14 of T. 1 N., R. 1 W., S. L. B. & M.) and running thence West along the North boundary line of said Section 23, a distance of 115.2 feet to the Easterly boundary line of the property of the State Road Commission of Utah; thence South $1^{\circ}36'$ West 623.4 feet; thence North $88^{\circ}24'$ West 89 feet; thence North $1^{\circ}33'$ West 153 feet; thence North $88^{\circ}35'37''$ West 460.0 feet to a point of tangency with a 180.0 foot radius curve to the right; thence Westerly 121.8 feet along the arc of said curve to a point on existing Easterly no-access line of Utah State Road Commission project I-15-7 (57) 308; thence Southerly along said existing no-access line the following described distances: 695.8 feet along the arc of a 1086.3 foot radius curve to the left (Note: tangent to said curve at its point of beginning bears South $37^{\circ}50'53''$ West); thence South $1^{\circ}08'$ West 257.8 feet; thence Southerly 702 feet along the arc of a 2774.9 foot radius curve to the left to a point of curve at the end of a spiral (Note: tangent to said 2774.9 foot radius curve at its point of beginning bears South $4^{\circ}11'52''$ East); thence Southerly 246.1 feet along the arc of said spiral to the left, which said spiral is concentric with and 90.0 feet radially distant Easterly from a 250 foot ten chord spiral for a $2^{\circ}00'$ curve to the left on the "X"-line of said project (Note: tangent to said spiral at its point of beginning bears South $18^{\circ}41'30''$ East); thence South $21^{\circ}11'30''$ East 434 feet to the South line of Lot 2, Section 23, the same being the East-West center line of said Section 23, and said point being approximately 665 feet West from the center of said Section 23; thence Easterly along the East-West center line of said Section 23, a distance of 575 feet more or less, to a point 28 feet West of the center line of the Denver and Rio Grande Western Railroad main line track to Ogden, Utah; thence Northerly along a line parallel to and 28 feet distant Westerly from the center line of said Denver and Rio Grande Western Railroad main line track 2640 feet, more or less, to the North line of said Section 23 and the point of beginning.



Subject to restrictions of record.

Subject to rights of way and easements of record, including but not limited to rights of way and easements for pipelines, power lines, and water drainage; and any existing railroad right of way.

- 2 -

Subject to roadway rights of way for 8th West Street
and 17th North Street.

Grantors reserve to themselves all water rights pertaining to
aforedescribed land and necessary perpetual easements and rights of entry
to adequately maintain the water pipeline from Beck's Hot Springs to Grantors
property in the Northwest Quarter of said Section 23.

In Witness Whereof, the grantors have caused this deed to be executed and
proper signatures to be hereunto affixed this 28th day of May 1964.

HOM COMPANY

Attest:

Orin W. Van Dam

By: F. Orin Woodbury
General Partner

Lucille C. Woodbury
Lucille C. Woodbury, an Individual

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 28th day of May, A.D., 1964, personally appeared before me
F. ORIN WOODBURY, said partner of HOM COMPANY, who being by me duly sworn
said that he is a general partner of HOM COMPANY, a partnership of Salt Lake
City, State of Utah, and as such, signed the above instrument for and on
behalf of said partnership and duly acknowledged to me that said partnership
executed the same.

Orin W. Van Dam
Notary Public

My Commission Expires:

4-9-65

Residing At:

Salt Lake City, Utah

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 28th day of May, A.D., 1964, personally appeared before me
LUCILLE C. WOODBURY, a widow, signer of the foregoing instrument, who duly
acknowledged to me that she executed the same.

Orin W. Van Dam
Notary Public

My Commission Expires:

4-9-65

Residing At:

Salt Lake City, Utah