

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to _____ Address 5225 Wiley Post Way
SLE, UT 84106

WARRANTY DEED

BERTAGNOLE INVESTMENT COMPANY LIMITED PARTNERSHIP, a Utah Ltd. Partnership grantor
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEYS and WARRANTS to BERTAGNOLE PROPERTIES, A Utah Partnership

of Salt Lake City, County of Salt Lake, State of Utah grantee
Ten and 00/100 (\$10.00) for the sum of
and other good and valuable considerations. DOLLARS,
the following described tract of land in Summit County,
State of Utah:

Property described on Schedule "A" attached hereto
and by reference made a part of this Deed

SUBJECT to exceptions and other matters as set forth
on Schedule "B"-Section 2 of the Security Title
Company Commitment for Title Insurance, No. 19322-S,
attached hereto and by reference made a part of this
Deed.

Entry No.	203409		
Book	2254	Page	435-42
REQUEST OF	Bertagnole Title		
FEE	19.00	By	Susan Bertagnole
RECORDED	MAR 15 1983	at	1:15 PM

WITNESS, the hand of said grantor, this 9th day of
March, A. D. 1983

Signed in the Presence of

BERTAGNOLE INVESTMENT COMPANY LIMITED PARTNERSHIP

By Emanuel A. Floor

STATE OF UTAH,

County of Salt Lake,

ss.

On the 9th day of
personally appeared before me

March, A. D. 1983
Emanuel A. Floor

the signer of the within instrument, who duly acknowledged to me that he executed the
same.

PUBLIC

Charles McElroy

Notary Public.

My commission expires 11/5/86

Residing in Salt Lake City, Utah

SCHEDULE "A"

Property situate in Summit/Morgan County,
State of Utah and more particularly
described as follows:

Township 1 South, Range 4 East, Salt Lake
Base and Meridian:

Section 11:	All
Section 12:	All
Section 13:	All
Section 14:	NE1/4NE1/4; S1/2NE1/4; SE1/4; SE1/4NW1/4; NE1/4SW1/4
Section 23:	N1/2; SE1/4
Section 24:	All
Section 25:	All
Section 26:	NE1/4; E1/2SE1/4
Section 36:	All

Township 1 South, Range 5 East, Salt Lake
Base and Meridian:

Section 30:	NE1/4; NE1/4NW1/4SW1/4 (Excepting 68.15 acres included in Interstate Highway I-80-4 (4) 144)
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EXCEPTING THEREFROM: All water rights, Oil,
Gas and other Mineral Rights

SCHEDULE B — Section 2
Exceptions

No. 19322-S

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
8. Taxes for the year 1983, now a lien, not yet due and payable.
(Taxes for the year 1982 are duly paid).
9. The effect of the 1969 Farmland Assessment Act wherein there is a five year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land.
10. The land described herein is situated within the boundaries of the Weber Basin Water Conservancy District, the Snyderville Basin Sewer District, the North Summit Fire Protection District, the Special Improvement District No. 7, the Park City Fire Protection District, the South Summit Fire Protection District, the North Summit Mosquito Abatement District and the Wanship Cemetery Maintenance District and is subject to the terms and conditions therein provided.
(For Snyderville Basin Sewer District charges call 649-7993 and for the Special Improvement District No. 7 charges call 336-2106).
11. This report expressly excepts all oil, gas and mineral rights or conveyances and is limited to the surface rights only.
12. Rights of way for any roads, ditches, canals or transmission lines now existing over, under or across said property.
13. A Grant of Right-of-Way dated May 29, 1911, recorded June 10, 1911 as Entry No. 11175 in Book "J" of Miscellaneous Records, executed by ROBERT YOUNG and ANNIE T. YOUNG, his wife, in favor of KNIGHT POWER COMPANY, a corporation, for a right-of-way to erect and maintain a line of poles for an electric transmission line or circuit over and across the following described tract of land:

Exceptions numbered _____ are hereby omitted.

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The Southwest quarter of the Southeast quarter, the East half of the Northeast quarter and the Northwest quarter of the Northwest quarter of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

14. An Easement dated November 24, 1913, recorded December 15, 1913 as Entry No. 23694 in Book "O" at page 360 of Miscellaneous Records, by and between ROBERT YOUNG, in favor of MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, granting authority to construct, operate and maintain its lines of telephone and including the necessary pole wires and fixtures upon, over and across the land in which I own or in which I have any interest in the following sections.

Section 11 and Section 23, Township 1 South, Range 4 East of the Salt Lake Base and Meridian.

15. An Easement dated September 27, 1916, recorded December 22, 1916 as Entry No. 26938 in Book "P" at page 66 of Miscellaneous Records, executed by ROBERT YOUNG and ANNIE T. YOUNG, his wife, in favor of UTAH POWER AND LIGHT COMPANY, for the right to erect, operate and maintain electrical power transmission and telephone circuits and appurtenances, attached to a single line of poles or other supports and necessary fixtures on and over the following described tract of land:

Commencing on the East boundary of Grantor's land at a point 367 feet North of the East Quarter corner of Section 26, Township 1 South, Range 4 East, Salt Lake Meridian, thence running South 33°53' West 3665 feet to the South boundary of Grantor's land, all contained within the Southeast quarter of the Northeast quarter of the East half and the Southwest quarter of the Southeast quarter of Section 25, Township and Range as above.

16. An Easement, dated September 27, 1916, recorded December 22, 1916 as Entry No. 26941 in Book "P" at page 68 of Miscellaneous Records, executed by ROBERT YOUNG and ANNIE T. YOUNG, his wife, in favor of UTAH POWER AND LIGHT COMPANY, for the right to erect, operate and maintain electrical power transmission and telephone circuits and appurtenances attached to a single line of towers or other supports and necessary fixtures on and over the following tract of land:
(No description was attached to this particular document).

17. An Agreement dated December 18, 1923, recorded as Entry No. 34730 in Book "R" at page 52 of Official Records, executed by UNION PACIFIC RAILROAD COMPANY in favor of ALMA PACE, JAMES E. PACE, FREEMAN E. PACE and J. C. GLEASON, for the purpose of maintaining and operating and desires to continue to maintain and operate an irrigation ditch along the right-of-way of the Railroad over the following described tract of land:

Beginning at a point in the Easterly right-of-way line of the Railroad Company at right angles to the center line of the tract of the Railroad Company's Park City Branch line of Railroad at Engineer's Survey Station 1213+08'; thence extending on and along said right-of-way to a point in the Southerly right-of-way line of the Railroad Company, such point being in the South line of Section 26, Township 1 South, Range 4 East of the Salt Lake Meridian;
Also: Beginning at a point in said Easterly right-of-way line of the Railroad Company at right angles to the center line of said tract at Engineer's Survey Station 1221 + 17'; thence extending Southerly on and along said right-of-way to a point in said Easterly right-of-way line at right angles to the center line of said tract at Engineer's Survey Station 1247 plus 65'.

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18. A Right-of-Way Agreement dated July 8, 1948, recorded July 11, 1948 as Entry No. 77717 in Book "Z" at page 273 of Miscellaneous Records, for a right-of-way from time to time to lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of, increase the number of, and remove pipe lines and appurtenances thereof for the transportation of oil, petroleum, gas, gasoline, water or other substances, or any thereof and to erect, install, maintain, operate, repair, renew, add to and remove telegraph, telephone or power lines and appurtenances thereof on a single line of poles, or underground, as Grantee from time to time and place of place may elect, with the right of ingress and egress to and from the same, over and through, under or along that certain parcel of land situate in Summit County, State of Utah, and described as follows, to-wit:

All of Section 36 in Township 1 South of Range 4 East of the Salt Lake Meridian.

Said lines shall be laid, constructed or erected within a strip of land 33 feet in width across said lands of Grantor, the exact location of said strip of land to be determined by a survey,

executed by LEO M. BERTGAGNOLE, an unmarried man, in favor of SALT LAKE PIPE LINE COMPANY, a Nevada corporation.

19. An Affidavit dated November 19, 1948, recorded November 23, 1948 as Entry No. 78178 in Book "Z" at page 371-2 of Official Records, executed by SALT LAKE PIPE LINE COMPANY, the Grantor, to WHOM IT MAY CONCERN, stating the survey of that certain strip of land 33 feet in width provided for in the above mentioned Grant, has been completed, and that the center line of said strip of land is described as follows, to-wit:

Beginning at a point on the Southerlin boundary line of Section 36, Township 1 South, Range 4 East, Salt Lake Meridian, distant Easterly thereon 2017.2 feet from an iron pipe identified as the Southwest corner of said section; thence approximately North 63°28' West 2255 feet, more or less, to a point on the Westerly boundary line of said Section, distant Northerly thereon 1006.8 feet from said Southwest corner of Section 1.

The boundary lines of said 33 foot strip of land shall be lengthened or shortened at their extremities to conform to the boundary lines of said Section 36.

20. A Warranty Deed for Controlled Access, dated April 30, 1964, recorded December 28 1964 as Entry No. 100119 in Book "Y" at page 71 of Warranty Deed, executed by LEO BERTAGNOLE in favor of STATE ROAD COMMISSION OF UTAH.

A Tract of land for highway known as Project No. 80-4 situated in the West half of the West half of Section 11, Township 1 South, Range 4 East, Salt Lake Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Easterly right of way line of the Park Branch of the Union Pacific Railroad and the West line of said Section 11, which point is approximately 1549 ft. North along said West line from the Southwest corner of Section 11; thence Northeasterly along said Easterly right-of-way line of the

railroad to the intersection with the North line of said Section 11; thence East 210 feet along said North line; thence South 30°40' East 125 feet to a point 100.0 feet perpendicularly distant Northeasterly from the center line of survey of the East Bound Lane of said project at Highway Engineer's Station 331+19.5; thence South 33°40' East 129.9 feet to a point of tangency with a spiral; thence Southeasterly 315.8 feet along the arc of said spiral which is concentric with a 300.0 foot ten-chord spiral for a 6°00' curve to the right to a point of spiral to curve; thence Southeasterly 575.3 feet along the arc of a 1054.9 foot radius curve to a point of curve to spiral; thence Southerly 315.8 feet along the arc of said spiral which is concentric with a 300.0 foot ten-chord spiral for said 6°00' curve; thence South 15°35' West 714.3 feet to a point of tangency with an 1810.1 foot curve to the left; thence Southerly 705.0 feet along the arc of said curve; thence South 6°44' East 318.7 feet to a point of tangency with a 1737.3 foot radius curve to the right; thence Southerly 1606.8 feet along the arc of said 1737.3 foot radius curve to a point of compound curve; thence Southwesterly 225 feet, more or less, along the arc of said compound curve to the West line of said Section 11; thence North 786 feet, more or less, along said West line to the point of beginning.

ALSO:

Beginning at the intersection of the Westerly right-of-way line of the Park City Branch of the Union Pacific Railroad and the West line of said Section 11, which point is approximately 810 feet South along said West line from the West quarter corner of said Section 11; thence North 86 feet along said west line; thence North 40°01' East 71 feet, more or less, to a point 100.0 feet radially distant northwesterly from the center line of survey of the West Bound Lane of said project; thence Northerly 358.1 feet along the arc of an 854.9 foot radius curve to the left (Note: Tangent to said curve at its point of beginning bears North 34°01' East) to a point of curve to spiral; thence Northerly 284.2 feet along the arc of said spiral, which is concentric with a 300.0 foot ten-chord spiral for a 6°00' curve to the left; thence North 1°01' East 181.7 feet to a point of tangency with a 1532.7 foot radius curve to the right; thence Northerly 411.0 feet along the arc of said 1532.7 foot radius curve; thence North 16°23' East 952.7 feet to a point of tangency with a spiral; thence Northerly 284.2 feet along the arc of said spiral which is concentric with a 300.0 foot ten-chord spiral for a 6°00' curve to the left to a point of spiral to curve; thence Northerly 547.8 feet along the arc of an 854.9 foot radius curve to the left to a point of curve to spiral; thence Northwesterly 284.2 feet along the arc of said spiral, which is concentric with a 300.0 foot ten-chord spiral for said 6°00' curve; thence North 38°20' West 15.5 feet to a point of tangency with a spiral; thence Northwesterly 205 feet, more or less, along a portion of the arc of said spiral which is concentric with a 300.0 foot ten-chord spiral for a 6°00' curve to the right, to said Westerly right-of-way line of the Railroad; thence Southerly along said Westerly right-of-way line of the Railroad to the point of beginning, as shown on the official map of said project on file in the office of the State Road Commission of Utah. Above described tract of land contains 26.89 acres, more or less, of which 1.18 acres, more or less, are now occupied by the existing highway.

21. A Warranty Deed for Controlled Access dated April 30, 1964, recorded December 28, 1964 as Entry No. 100122 in Book "Y" at page 73 of the Official Records, executed by LEO M. BERTAGNOLE, a single man, in favor of STATE ROAD COMMISSION OF UTAH, for the following described tract of land:

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An additional tract of land for highway known as Project No. 80-4 situated in the Northwest quarter of the Northwest quarter of Section 11, Township 1 South, Range 4 East, Salt Lake Meridian. Said tract of land is bounded on the Easterly side by the existing Westerly no-access line by the following described line:

Beginning at a point 1445.8 feet North and 529.8 feet East from the West quarter corner of said Section 11; thence North 7°24' East 282.3 feet; thence North 2°29' East 243.7 feet; thence North 24°18' West 287.2 feet; thence North 37°26' West 127.5 feet; thence North 20°53' West 173.3 feet, as shown on the official map of said project on file in the office of the State Road Commission of Utah.

22. An Easement, dated September 14, 1973, recorded May 8, 1974 as Entry No. 123162 in Book M56 at pages 244-5 of Official Records, executed by LEO M. BERTAGNOLE, INC., a corporation, in favor of UTAH POWER AND LIGHT COMPANY, for a perpetual easement and right-of-way for the erection and continued maintenance, addition, repair, alteration, inspection, relocation and replacement of the electric transmission and/or distribution circuits of the Grantee, with the necessary poles, pole foundations, towers, guys, stubs, crossarms, braces and other attachments affixed thereto, for the support of said circuits on, over, above, under, in and across the following described real estate located in Summit County, Utah, which easement is particularly described as follows:

Beginning at the West boundary line of the grantor's land at a point 45 feet south, more or less, from the northwest corner of Section 23, Township 1 South, Range 4 East, Salt Lake Meridian; thence South 89°35' East 1933 feet, more or less; thence South 9°33' East 2604 feet, more or less, to a South boundary fence of said land; thence East 61 feet along said South boundary fence; thence North 9°33' West 2629 feet, more or less; thence South 89°35' East 54 feet; thence North 0°25' East 10 feet; thence North 89°35' West 56 feet; thence north 9°33' West 12 feet, more or less, to the north boundary fence of said land; thence West 1989 feet, more or less, along said North boundary fence to said West boundary line; thence South 45 Feet along said West boundary line to the point of beginning, and being in the North half of the Northwest Quarter and the Southeast quarter of the Northwest quarter of said Section 23..

Beginning at the South boundary line of the grantor's land at a point 1950 feet west, more or less, from the east one quarter corner of Section 26, Township 1 South, Range 4 East, Salt Lake Meridian; thence North 9°33' West 4025 feet, more or less, to the West boundary line of said land; thence South 356 feet along said West boundary line; thence South 9°33' East 3645 feet, more or less, to said south boundary line; thence East 61 feet along said South boundary line to the point of beginning, and being in the West half of the northeast quarter of said Section 26 and the Southwest quarter of the Southeast quarter of Section 23, Township and Range aforesaid.

23. An Easement, dated September 14, 1973, recorded May 8, 1974 as Entry No. 123163 in Book M56 at pages 246-7 of Official Records, executed by LEO M. BERTAGNOLE, INC., a corporation, in favor of UTAH POWER AND LIGHT COMPANY being a perpetual easement and right of way for the erection and continued maintenance, addition, repair, alteration, inspection, relocation and replacement of the electric transmission and/or distribution circuits of the Grantee, with the necessary poles,

pole foundations, towers, guys, stubs, crossarms, braces and other attachments affixed thereto, for the support of said circuits, on, over, above, under, in and across the following described real estate located in Summit County, Utah, which easement is particularly described as follows:

Beginning at the north boundary fence of the Grantor's land at a point 70.5 feet west, more or less, from the northeast corner of Section 30, T1S, R5E, SLM; thence S 58°18' W 7193 feet, more or less; thence N 43°52'30" W 26 feet; thence S 46°07'30" W 10 feet; thence S 43°52'30" E 26 feet; thence S 33°57' W 26 feet; thence S 46°07'30" W 10 feet; thence S 43°52'30" E 26 feet; thence S 33°47' W 7356 feet; thence S 63°09' W 222 feet, more or less, to the west boundary line of said land, thence south 56 feet along said boundary line; thence N 63°09' E 255 feet, more or less; thence S 41°27' E. 39 feet; thence N 48°33' E 10 feet; thence N 41°27' W 39 feet; thence N 33°57' E 7357 feet; thence N 58°18' E 7245 feet to the east boundary fence of said land; thence north 16 feet along said east boundary fence to the north boundary fence of said land; thence West 70.5 feet along said North boundary fence to the point of beginning, and being in the N $\frac{1}{2}$ of the NE $\frac{1}{4}$, the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and Lots 2 and 3 of said Section 30; the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25; the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the E $\frac{1}{2}$ of the NW $\frac{1}{4}$, the E $\frac{1}{2}$ of the NW $\frac{1}{4}$, the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, T1S, R4E, SLM.

24. A right-of-way to construct, maintain, inspect, operate, replace, change, an access road to serve drilling and producing operations in, on, over, or through the following described land situated in Section 35, T1N, R4E, SLM, Summit County, State of Utah, further described as follows, to-wit:

Section 35, T1N, R4E: SW $\frac{1}{4}$

together with the right of ingress and egress to and from said land for any and all purposes necessary and incident to the exercise by said Grantee of the rights granted by this Contract,

as shown by that certain Right of Way Agreement dated November 5, 1982, recorded January 25, 1983 as Entry No. 201368 in Book M248 at pages 377-80 of Official Records, executed by BERTAGNOLE INVESTMENT COMPANY in favor of AMOCO PRODUCTION COMPANY, a Delaware corporation.

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