

SPECIAL WARRANTY DEED

(CORPORATE FORM)

UT-50968

S-5793

S-3438

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

C.K.B.C. ASSOCIATES, a Partnership

grantee

of Murray, 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
State of Utah:

County,

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

This Deed is being given to correct erroneous legal description in that certain Special Warranty Deed, dated April 1st, 1979, recorded April 17th, 1979, as Entry No. 155072, in Book M 131, at Pages 547-548, of Official Records.

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 31st day of August, A.D., 1983

UTAH TITLE AND ABSTRACT COMPANY, Trustee

By

Edward B. Rogers,

President

Entry No.

214993

REQUEST OF UTAH TITLE & ABSTRACT

FEE

ALAN SPRIGGS SUMMIT CO. RECORDER

\$ 8.50

By

Susan Polman

RECORDED

DEC 30 1983

STATE OF UTAH,

County of Salt Lake

On the 31st day of August

, 1983, 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.

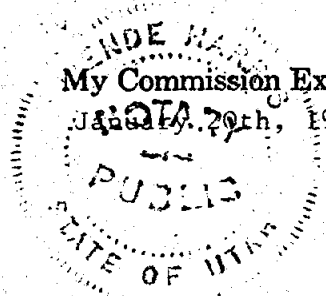
Notary Public

My Commission Expires:

January 20th, 1985

Residing at:

Salt Lake City, Utah



OK 285 pg. 495 - 7

Said property being located in Section 29, Township 1 South, Range 5 East, Salt Lake Base & Meridian.

Lot 95, more particularly described as follows:

BEGINNING at a point that is due East 3844.021 feet and due South 2453.785 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 of bearing for this description).

Thence: North 32°39'39" East 781.591 feet;
 Thence: North 36°50'34" East 1620.587 feet;
 Thence: North 89°10'29" East 1620.587 feet;
 Thence: North 89°10'29" East 50.00 feet to the East line of Section 29, Township 1 South, Range 5 East, SLB&M;
 Thence: South 0°49'31" East along said East line 2939.440 feet;
 Thence: North 56°30' West 1781.870 feet to the point of BEGINNING.

Together with and subject to a 50 foot right of way designed as Right-of-way "R".

Lot 96, more particularly described as follows:

BEGINNING at a point that is due East 3844.021 feet and due South 2453.785 feet from the Northeast Corner of Section 30, township 1 South, Range 5 East, SLB&M, Summit County, Utah (said Northeast Corner bearing North 89°23'19" East from Northwest Corner and being the basis of bearing for this description).

Thence: South 56°30' East 1781.870 feet to the East line of Section 29, (not surveyed)
 Thence: South 0°49'31" East along said East line 401.151 feet;
 Thence: South 85° West 1691.292 feet;
 Thence: North 55°30' West 664.455 feet;
 Thence: North 32°39'39" East 1372.695 feet to the point of BEGINNING.

Together with and subject to 50 foot right-of-way designed as Right-of-way "R".

Lot 97, more particularly described as follows:

BEGINNING at a point that is due East 3610.819 feet and due South 4735.78 feet from the Northeast corner of Section 30, Township 1 South Range 5 East, SLB&M, Summit County, Utah (said Northeast corner bearing North 89°23'18" East from Northwest corner and being the basis of bearing for this description).

Thence: North 55°45'22" West 1035.583 feet;
 Thence: North 32°39'39" East 645.714 feet;
 Thence: South 55°30' East 664.455 feet;
 Thence: North 85° East 1691.292 feet to the West line of Section 28, Township 1 South, Range 5 East, (not surveyed);
 Thence: South 0°49'31" East along said West line 1230.704 feet to the Southwest corner of said Section 28;
 Thence: North 79°10'34" West 1774.146 feet to the point of BEGINNING.

Together with and subject to a 50 foot right-of-way designed as Right-of-way "R".

BOOK 285 PAGE 496

RIGHT-OF-WAY "R"

A 50 foot right-of-way, 25 feet on each side of its center line, described as follows:

BEGINNING at a point North 89°38'12" East along the section line 3123.890 feet and due South 3643.398 feet from the Southwest Corner of Section 20, Township 1 south, Range 5 East, SLB&M, which corner is North 89°23'18" East (used as the basis of bearing for this description) from the Northwest Corner of Section 30, Township 1 South, Range 5 East, SLB&M; thence South 32°39'39" West 645.601 feet; thence South 55°45'22" East 1010.583 feet; thence South 20°48'24" West 267.442 feet; thence South 30°18'53" West 1059.929 feet; thence South 60°35'34" West 315.674 feet; thence South 31°42'05" West 599.437 feet; thence South 50°26'25" West 298.329 feet; thence South 69°47'23" West 969.703 feet; thence South 52°58'48" West 382.001 feet; thence South 40°58'41" West 907.332 feet; thence South 38°00'22" West 958.188 feet; thence South 86°20'52" West 235.478 feet; thence North 48°14'23" West 750.733 feet; thence North 70°19'11" West 727.496 feet; thence North 50°46'49" West 240.00 feet; thence North 85°46'58" West 44.185 feet; thence North 27°12'58" West 393.575 feet; thence North 64°01'32" West 433.820 feet; thence North 37°31'42" West 435.029 feet; thence North 3°10'47" East 180.278 feet; thence North 21°22'14" West 246.982 feet; thence North 71°46'44" West 847.496 feet; thence South 57°07'53" West 386.943 feet; thence South 40°00' West 645.450 feet to a point on the Easterly Right-of-way line of State Highway 12, said point being due East 870.756 feet and due South 1651.947 feet from the Southwest corner of Section 30, Township 1 South, Range 5 East, SLB&M.

EXHIBIT "B"

SUBJECT to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

LIMITED TO SURFACE RIGHTS ONLY. No mineral or oil rights are being conveyed.

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 that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act.

GRANTOR HEREIN reserves unto itself and/or its assigns and beneficiaries all of those 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.

The right remains with the Grantor or assigns for livestock grazing purposes until the Grantee fences property to keep out all livestock. The responsibility for maintaining said fence shall be Grantees, as per prior contractual agreement.