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WARRANTY DEED

IVAN K. NIELSEN, also know as IVAN NIELSEN, and LAVER J. NIELSEN, also known as LAVERE NIELSEN and as VERDA LAVER NIELSEN, husband and wife of Ferron, Utah, Grantors, for good and valuable consideration, receipt of which is hereby acknowledged, hereby convey and warrant to IRVING J. RAY and ETHLYN RAY, husband and wife of Mesa, Arizona, Grantees, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property in Emery County, State of Utah:

TOWNSHIP 19 SOUTH, RANGE 7 EAST OF THE S.L.B.&M.:

- Section 23: Beginning at the Southeast Corner of said Section 23 and running thence West 70 Rods; thence North 80 Rods; thence East 70 Rods; thence South 80 Rods to the place of beginning, containing 35 acres.
- Section 24: $S\frac{1}{2}SW\frac{1}{4}$; $SE\frac{1}{4}$; $SE\frac{1}{2}NE\frac{1}{4}$; Also: Beginning at the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 24 and running thence West 23 feet; thence North 160 feet; thence West 44 feet; thence North 363 feet; thence East 67 feet; thence South 523 feet to the place of beginning.
- Section 25: $NE\frac{1}{2}NE\frac{1}{4}$; $S\frac{1}{2}NE\frac{1}{4}$; $NE\frac{1}{2}SE\frac{1}{4}$; $S\frac{1}{2}SE\frac{1}{4}$; $S\frac{1}{2}NW\frac{1}{4}$; $NE\frac{1}{2}NW\frac{1}{4}$; Also beginning at the Northwest Corner of said Section 25 and running thence South 510 feet; thence East 767.18 feet; thence South 29° 32' West along the West boundary of the Mountain Fuel Supply Company right of way 930.96 feet; thence East to the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence North 1320 feet; thence West 1320 feet to the place of beginning.
- SECTION 26: $S\frac{1}{2}NE\frac{1}{4}$

COPIED
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TOWNSHIP 19 SOUTH, RANGE 8 EAST OF THE S.L.B.&M.:

- SECTION 19: Lots 3 and 4; $S\frac{1}{2}NW\frac{1}{4}$; $NE\frac{1}{2}SW\frac{1}{4}$

Also: All water and water rights appertaining to the above described parcels of land including 330 shares of the capital stock of Ferron Canal and Reservoir Company and all of the right, title and interest of the Grantors in what is known as the Jesse-Joseph Ditch Water Right (out of Rock Canyon.)

STATE OF UTAH)
 COUNTY OF EMERY) SS
 FILED AND RECORDED FOR
 Paul Coffey
 JAN 24 4 31 PM '75
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 817-818
 ESTELLE M. HARRINGTON
 COUNTY RECORDER

240279

The grantors reserve an undivided one-half interest in any oil, gas and minerals which they may own in and upon said real property and with respect to mineral interests, the grantors make no warranty but do grant and convey unto the grantees an undivided one-half interest in whatever oil, gas and minerals they do own in and upon said lands. The warranty hereinbefore given is also subject to patent reservations, if any, and to existing easements and rights of way, if any, and to any liens or encumbrances which may have attached to said property by reason of acts or omissions of the grantees or any persons claiming by, through or under them.

Witness the hand of said grantors this 24 day of January, 1975.

Ivan K. Nielsen
Laver J. Nielsen

State of Utah)
: SS.
County of Carbon)

Personally appeared before me this 24 day of January, 1975, IVAN K. NIELSEN, also known as IVAN NIELSEN, and LAVER J. NIELSEN, also known as LAVERE NIELSEN and as VERDA LAVER NIELSEN, husband and wife, the signers of the foregoing warranty deed who duly acknowledged to me that they executed the same.

Patricia W. Morris
NOTARY PUBLIC

My Commission Expires:
August 13, 1976

Residence: Price, Utah

