

W A R R A N T Y D E E D

DOUGLAS C. SMITH LIMITED PARTNERSHIP, Grantor, hereby conveys and warrants to SCOTT HOLBROOK and MICHELLE HOLBROOK, as joint tenants with rights of survivorship and not as tenants in common, Grantees, of 416 East 100 North, Lehi, State of Utah for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Utah County, State of Utah, to-wit:

See Exhibit "A" attached hereto and incorporated by reference as if fully stated herein.

Reserving and excepting therefrom, however, all of the mineral rights in the property for grantor; this reservation being understood to include by its terms, oil, gas, and any other minerals on, in, and under the property conveyed.

WITNESS the hand of said Grantor this 10th day of June, 1987.

DOUGLAS C. SMITH LIMITED PARTNERSHIP,

BY: Douglas C. Smith
DOUGLAS C. SMITH, General Partner

Douglas C. Smith
DOUGLAS C. SMITH, Limited Partner

Betty J. Chase
BETTY CHASE, Limited Partner

Carole Peck
CAROLE PECK, Limited Partner

Joanne S. Jolley
JOANNE JOLLEY, Limited Partner

STATE OF UTAH)

COUNTY OF UTAH)

On the 10th day of June, 1987, personally before me, DOUGLAS C. SMITH, as General Partner and Partner of the Douglas C. Smith Limited Partnership, and BETTY CHASE, JOANNE JOLLEY, and CAROLE PECK, as Limited Partners of the Douglas C. Smith Limited Partnership, the signers of the foregoing, who duly acknowledged to me that they executed the same.

Stanley R. Smith
NOTARY PUBLIC
RESIDING AT: Lehi, UT

MY COMMISSION EXPIRES: 5/24/90

TRACT 1:

✓ The Southwest Quarter of Section 22, Township 5 South, Range 2 West of the Salt Lake Base and Meridian. Containing an area of 160.0 acres, more or less.

Subject to easements of record and on the land, and oil and mineral leases.

Excepting from this Deed one-half (½) of the oil, gas, and mineral rights to said land, said rights belonging to a prior owner and not to grantor.

TRACT 2:

Northeast Quarter of Section 22, Township 5 South, Range 2 West of the Salt Lake Base and Meridian, containing in all 160 acres, together with any and all appurtenances thereunto belonging.

Together with any and all water and ditch rights of every nature, however evidenced, used on or belonging to said land.

Excepting and reserving to the State of Utah all coal, oil, gas, mines, metals, gravel and all other minerals of whatsoever kind or nature in the above land, and to it, or persons authorized by it, the right to prospect for, mine and remove the same, upon compliance with the conditions and subject to the limitations of Chapter 107, Session Laws 1919, as amended Session Laws 1921, and amendments thereto.

Excepting and reserving from the above described tract or tracts of land all existing easements and rights-of-way of whatsoever kind or nature.

TRACT 3:

The Southeast Quarter of Section 34, Township 5 South, Range 2 West, Salt Lake Meridian, containing 160 acres, more or less.

Subject to the lease to the United States of America, Department of Commerce, dated September 25, 1941, and expiring June 30, 1952.

Excepting and reserving from the above described tract or tracts of land all existing easements and rights-of-way of whatsoever kind or nature.

Excepting and reserving to the State of Utah all coal, oil, gas, mines, metals, gravel and all other minerals of whatsoever kind or nature in the above land, and to it, or persons authorized by it, the right to prospect for, mine and remove the same, together with the right to occupy and use so much of the surface of said lands as may be required for all purposes reasonably incident to the mining and removal of said minerals.

Rights of Way for canals, ditches, tunnels, telephone and transmission lines constructed by authority of the United States are hereby reserved. U.S. Act, August 30, 1890 (26 Stat. 391); 86-2-3, Utah Code Annotated 1943.

TRACT 4:

The Southeast Quarter of Section 23, township 5 South, Range 2 West, Salt Lake Base and Meridian. Area 160 acres.

TRACT 5:

The North Half of Section 27, Township 5 South, Range 2 West, Salt Lake Meridian. Area 320 acres.

TRACT 6:

The South half of the Southwest Quarter and the South Half of the Northwest Quarter of Section 12, Township 5 South, Range 2 West, Salt Lake Meridian. Area 160 acres.

TRACT 7:

The Southeast quarter of Section 28, and the North Half of the North half of the Northeast Quarter of Section 33, in Township 5 South, Range 2 West of the Salt lake Base and meridian.

Subject, however, to any Public Roads and Highways laid out and established over and across any part of said land and also subject to any reservations contained in the patents to said land.

TRACT 8:

The southwest Quarter of the Northeast Quarter; the Northwest Quarter; and the North half of the Southwest Quarter of Section 32, Township 5 South, Range 2 West of the Salt Lake Base and Meridian.