

WARRANTY DEED

24018-S

SECURITY TITLE CO.

88 JUL 13 PM 2:02

ALAN SPRIGGS

SUMMIT COUNTY RECORDER

URE RANCHES, INC., a Corporation organized and existing under the laws of the State of Utah, located at City of Kamas, County of Summit, State of Utah, Grantor, hereby conveys and warrants to the UNITED STATES OF AMERICA, Grantee, acting pursuant to the provisions of the Act of June 17, 1902 (32 Stat. 388), and Acts amendatory thereof or supplementary thereto, for the sum of Fifty-one Thousand Five Hundred and no/100 (\$51,500.00), the following-described real property located in Summit County, State of Utah, to-wit:

PARCEL NO. JDR-Hy-189-61:29 (Fee Title)

A parcel of land for an access road incident to the construction of an expressway known as Project No. NF-61, being part of an entire tract of property situate in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) and the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning in the West line of said SW 1/4 SE 1/4 at a point One Hundred (100.0) feet perpendicularly distant northerly from the centerline of said project, which point is approximately One Hundred Seventy and Ninety-seven Hundredths (170.97) feet North (North 0°33'49" West highway bearing) from the South Quarter corner of said Section 18; thence South 89°51'00" East Eighteen Hundred Twenty-five and Fifteen Hundredths (1825.15) feet, more or less, to the East boundary fenceline of said entire tract; thence North (North 0°22'21" East highway bearing) Eighty-one (81.0) feet, more or less, along said easterly boundary fenceline to a point Forty (40.0) feet perpendicularly distant northerly from the centerline of said access road known as "T" Line for said project; thence North 89°51'00" West Eighteen Hundred Twenty-six and Forty-seven Hundredths (1826.47) feet, more or less, to said West line of the SW 1/4 SE 1/4; thence South (South 0°33'49" East highway bearing) Eighty-one (81.0) feet, more or less, along said West line to the point of beginning, containing Three and Forty Hundredths (3.40) acres, more or less, as shown on the official map of said project on file in the office of the Utah Department of Transportation.

DESCRIPTION CERTIFIED CORRECT
W. E. ...
Name
Date 11/6/87

ALSO,

800-484 PAGE 345-353

PARCEL NO. JDR-Hy-189-61:29:A (Fee Title)

A parcel of land for an expressway known as Project No. NF-61, being part of an entire tract of property situate in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) and the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and

Meridian, Summit County, Utah, more particularly described as follows:

Beginning at the South Quarter corner of said Section 18; thence East (North 89°30'07" East highway bearing) Eighteen Hundred Twenty-two and Fifty-five Hundredths (1822.55) feet, more or less, along the South line of said Section 18 to the East boundary fenceline of said entire tract; thence North (North 0°22'21" East highway bearing) One Hundred Fifty and Thirty-four Hundredths (150.34) feet, more or less, along said East boundary fenceline to a point One Hundred (100.0) feet perpendicularly distant northerly from the centerline of said project; thence North 89°51'00" West Eighteen Hundred Twenty-five and Fifteen Hundredths (1825.15) feet, more or less, to the West line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence South (South 0°33'49" East highway bearing) One Hundred Seventy and Ninety-seven Hundredths (170.97) feet, more or less, along said West line to the point of beginning, containing Six and Seventy-three Hundredths (6.73) acres, more or less, as shown on the official map of said project on file in the office of the Utah Department of Transportation.

ALSO,

PARCEL NO. JDR-Hy-189-61:33 (Fee Title)

A parcel of land for an access road incident to the construction of an expressway known as Project No. NF-61, being part of an entire tract of property situate in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning in the West boundary line of said entire tract at a point One Hundred (100.0) feet perpendicularly distant northerly from the centerline of said project, which point is Four Hundred Forty-nine and Six Hundred Twenty-five Thousandths (449.625) feet West (South 89°30'07" West highway bearing) and approximately One Hundred Forty-five and Eighty-two Hundredths (145.82) feet North (North 0°22'21" East highway bearing) from the Southeast corner of said Section 18; thence South 89°51'00" East Eighty (80.0) feet, more or less, to a point opposite Engineer Station 564+36.00; thence North (North 0°22'21" East highway bearing) Eighty-one (81.0) feet; thence North 89°51'00" West Eighty (80.0) feet, more or less, to said West boundary line at a point Forty (40.0) feet perpendicularly distant northerly from the centerline of said access road known as "T" Line for said project; thence South (South 0°22'21" West highway bearing) Eighty-one (81.0) feet, more or less, along said West boundary line to the point of beginning, containing Fifteen Hundredths (0.15) of an acre, more or less, as shown on the official map of said project on file in the office of the Utah Department of Transportation.

ALSO,

PARCEL NO. JDR-Hy-189-61:33:A (Fee title)

A parcel of land for an expressway known as Project No. NF-61, being part of an entire tract of property situate in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at the Southeast corner of said entire tract, which point is Thirty-three (33.0) feet West (South 89°30'07" West highway bearing) from the Southeast corner of said Section 18; thence North (North 0°06'23" West highway bearing) One Hundred Forty-one and Eleven Hundredths (141.11) feet, more or less, along the East boundary line of said entire tract to a point One Hundred (100.0) feet perpendicularly distant northerly from the centerline of said project; thence North 89°51'00" West Four Hundred Fifteen and Forty Hundredths (415.40) feet, more or less, to the West boundary line of said entire tract; thence South (South 0°22'21" West highway bearing) One Hundred Forty-five and Eighty-two Hundredths (145.82) feet, more or less, to the South line of said Section 18; thence East (North 89°30'07" East highway bearing) Four Hundred Sixteen and Six Hundred Twenty-five Thousandths (416.625) feet, along said South line to the point of beginning, containing One and Thirty-seven Hundredths (1.37) acres, more or less; LESS AND EXCEPT Thirty Hundredths (0.30) of an acre, more or less, now occupied by the existing highway, leaving a balance of One and Seven Hundredths (1.07) acres, more or less.

Parcels Nos. JDR-Hy-189-61:29, 61:29:A, 61:33, and 61:33:A contain a total of Eleven and Thirty-five Hundredths (11.35) acres, more or less.

Together with all appurtenances thereto belonging or in anywise appertaining, including improvements but excepting and reserving to the Grantor all water and water rights.

Excepting and reserving from said conveyance any coal, oil, gas, and other mineral rights (but not sand and gravel) owned by the Grantor in the above-described land, together with the right to prospect for and remove the same, but any rights reserved hereunder shall be exercised in such a manner as will not interfere with the construction, operation, and maintenance of the relocated U.S. Highway 189 or any works of the Central Utah Project.

In order to construct and maintain a public highway as an expressway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the Grantor hereby agrees to release and relinquish to the United States, or its assigns, any and all rights of ingress to or egress from the Grantor's remaining

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property contiguous to Parcels Nos. JDR-Hy-189-61:29:A, and JDR-Hy-189-61:33:A.

AND, ALSO,

A perpetual easement, upon part of an entire tract of property, for the purpose of placing and maintaining thereon riprap in an existing channel and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:29:6EP

A parcel of land in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point Forty (40.0) feet perpendicularly distant northerly from the centerline of an access road known as "T" Line for said project at Engineer Station 22+80.00; said point of beginning is approximately Two Hundred Fifty-one and Ninety-seven Hundredths (251.97) feet North (North 0°33'49" West highway bearing) and Twelve Hundred Eighty-six and Eighty-one Hundredths (1286.81) feet South 89°51'00" East from the South Quarter corner of said Section 18; thence North 0°09'00" East Seventy (70.0) feet; thence South 89°51'00" East Seventy (70.0) feet; thence South 0°09'00" West Seventy (70.0) feet; thence North 89°51'00" West Seventy (70.0) feet to the point of beginning, containing Eleven Hundredths (0.11) of an acre (4900 square feet), more or less.

ALSO,

A perpetual easement, upon part of an entire tract of property, for the purpose of constructing and maintaining thereon an irrigation facility and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:33:EP

A parcel of land in the Southeast Quarter of the Southeast Quarter of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

A strip of land Fifteen (15.0) feet wide, adjoining northerly the following-described portions of the northerly limited-access line and easterly and northerly right-of-way line to said project:

Beginning in the West boundary line of said entire tract at a point One Hundred Eighty-One (181.0) feet perpendicularly

distant northerly from the centerline of said project, which point is Four Hundred Forty-nine and Six Hundred Twenty-five Thousandths (449.625) feet West (South 89°30'07" West highway bearing) and approximately Two Hundred Twenty-six and Eighty-two Hundredths (226.82) feet North (North 0°22'21" East highway bearing) from the Southeast corner of said Section 18; thence South 89°51'00" East Eighty (80.0) feet, more or less, to a point opposite Engineer Station 564+36.00; thence South 0°22'21" West Eighty-one (81.0) feet; thence South 89°51'00" East Three Hundred Thirty-five and Forty Hundredths (335.40) feet, more or less, to the East boundary line of said entire tract, containing Seventeen Hundredths (0.17) of an acre, more or less.

Parcels Nos. JDR-Hy-189-61:29:6EP and 61:33:EP contain a total of Twenty-eight Hundredths (0.28) of an acre, more or less.

ALSO,

A temporary construction easement upon the following-described land to facilitate the construction of the aforesaid irrigation facility and appurtenant parts thereof:

PARCEL NO. JDR-Hy-189-61:33:ET

A parcel of land in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

A strip of land Fifteen (15.0) feet wide and adjoining northerly and easterly the northerly and easterly sidelines of the above-described Parcel No. JDR-Hy-189-61:33:EP.

Parcel No. JDR-Hy-189-61:33:ET contains a total of Seventeen Hundredths (0.17) of an acre, more or less.

ALSO,

A temporary construction easement, upon part of an entire tract of property, for the purpose of constructing thereon a diversion box and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:29:ET

A parcel of land in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point One Hundred Eighty-one (181.0) feet perpendicularly distant northerly from the centerline of said

project at Engineer Station 543+25.00; said point of beginning is approximately Two Hundred Fifty-one and Ninety-seven Hundredths (251.97) feet North (North 0°33'49" West highway bearing) and One Hundred Ninety-three and Eighty Hundredths (193.80) feet South 89°51'00" East from the South Quarter corner of said Section 18; thence North 0°09'00" East Twenty (20.0) feet; thence South 89°51'00" East Twenty (20.0) feet; thence South 0°09'00" West Twenty (20.0) feet; thence North 89°51'00" West Twenty (20.0) feet to the point of beginning, containing Nine Thousandths (0.009) of an acre (400 square feet), more or less.

ALSO,

A temporary construction easement, upon part of an entire tract of property, for the purpose of constructing thereon a diversion box and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:29:2ET

A parcel of land in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point One Hundred Eighty-one (181.0) feet perpendicularly distant northerly from the centerline of said project at Engineer Station 544+90.00; said point of beginning is approximately Two Hundred Fifty-one and Ninety-seven Hundredths (251.97) feet North (North 0°33'49" West highway bearing) and Three Hundred Fifty-eight and Eighty Hundredths (358.80) feet South 89°51'00" East from the South Quarter corner of said Section 18; thence North 0°09'00" East Twenty (20.0) feet; thence South 89°51'00" East Twenty (20.0) feet; thence South 0°09'00" West Twenty (20.0) feet; thence North 89°51'00" West Twenty (20.0) feet to the point of beginning, containing Nine Thousandths (0.009) of an acre (400 square feet), more or less.

ALSO,

A temporary construction easement, upon part of an entire tract of property, for the purpose of constructing thereon a diversion box and appurtenant parts thereof incident to the construction of an expressway known as project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:29:3ET

A parcel of land in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range

Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point One Hundred Eighty-one (181.0) feet perpendicularly distant northerly from the centerline of said project at Engineer Station 546+95.00; said point of beginning is approximately Two Hundred Fifty-one and Ninety-seven Hundredths (251.97) feet North (North 0°33'49" West highway bearing) and Five Hundred Sixty-three and Eighty Hundredths (563.80) feet South 89°51'00" East from the South Quarter corner of said Section 18; thence North 0°09'00" East Twenty (20.0) feet; thence South 89°51'00" East Twenty (20.0) feet; thence South 0°09'00" West Twenty (20.0) feet; thence North 89°51'00" West Twenty (20.0) feet to the point of beginning, containing Nine Thousandths (0.009) of an acre (400 square feet), more or less.

ALSO;

A temporary construction easement, upon part of an entire tract of property for the purpose of constructing thereon a diversion box and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:29:4ET

A parcel of land in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point One Hundred Eighty-one (181.0) feet perpendicularly distant northerly from the centerline of said project at Engineer Station 551+55.00; said point of beginning is approximately Two Hundred Fifty-one and Ninety-seven Hundredths (251.97) feet North (North 0°33'49" West highway bearing) and Ten Hundred Twenty-three and Eighty Hundredths (1023.80) feet South 89°51'00" East from the South Quarter corner of said Section 18; thence North 0°09'00" East Twenty (20.0) feet; thence South 89°51'00" East Twenty (20.0) feet; thence South 0°09'00" West Twenty (20.0) feet; thence North 89°51'00" West Twenty (20.0) feet to the point of beginning, containing Nine Thousandths (0.009) of an acre (400 square feet), more or less.

ALSO,

A temporary construction easement, upon part of an entire tract of property, for the purpose of constructing thereon a base for a corral and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:29:5ET

A parcel of land in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning in the West line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ at a point One Hundred Eighty-one (181.0) feet perpendicularly distant northerly from the centerline of said project, which point is approximately Two Hundred Fifty-one and Ninety-seven Hundredths (251.97) feet North (North 0°33'49" West highway bearing) from the South Quarter corner of said Section 18; thence North 0°33'49" West Seventy (70.0) feet; thence South 89°51'00" East Forty (40.0) feet; thence South 0°33'49" East Seventy (70.0) feet; thence North 89°51'00" West Forty (40.0) feet to the point of beginning, containing Six Hundredths (0.06) of an acre, more or less.

Parcels Nos. JDR-Hy-189-61:33:ET, 61:29:ET, 61:29:2ET, 61:29:3ET, 61:29:4ET and 61:29:5ET contain a total of Two Hundred Sixty-six Thousandths (0.266) of an acre, more or less.

(Note: All highway bearings in the above descriptions are based on the Utah State Plane Coordinate System.)

The above-described temporary easements shall expire upon the completion of construction of the relocated U.S. Highway 189 and appurtenant parts thereof.

After said riprap is placed in an existing channel and appurtenant parts thereof and said irrigation facility, diversion boxes, and corral base and appurtenant parts thereof are constructed on the above-described parts of an entire tract at the expense of the United States or its assigns, the United States, or its assigns, is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said improvements and appurtenant parts thereof.

This deed, together with the other provisions of this grant, is freely transferable and assignable and shall constitute a covenant running with the land, binding upon the heirs, executors, personal representatives, administrators, successors, and assigns of the Grantor, for the benefit of the United States, its contractors, employees, agents, and assigns.

Subject to coal, oil, gas, and other mineral rights reserved to or outstanding in third parties as of the date of this deed; also, subject to rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits, or pipelines on, over, or across said lands in existence on such date.

This real property is acquired by the Bureau of Reclamation, Department of the Interior, for the United States.

WITNESS the hand of said Grantor this 6th day of June, A.D., 19 88.

URE RANCHES, a Utah Corporation

(Corporate Seal)

By J. Edwin Ure
Title: President

ATTEST:

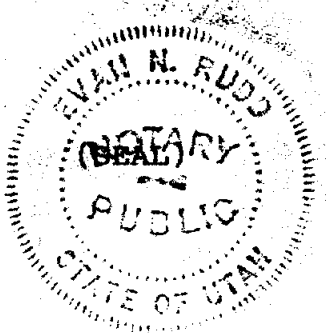
Robert E. Ure
Sec.
Title:

ACKNOWLEDGMENT

State of Utah)
County of Salt Lake) ss.

On this 6th day of June, 1988, personally appeared before me J. Edwin Ure and J. Edwin Ure, who, being by me duly sworn, did say, each for himself, that he, the said J. Edwin Ure is the President, and that he, the said Robert E. Ure is the Secretary of URE RANCHES, Utah Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a Resolution of its Board of Directors, and said J. Edwin Ure and Robert E. Ure each duly acknowledged to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Evan N. Rudd
Notary Public is and for the
State of Utah
Residing at Murray
My commission expires: 9/21/90

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