

No. 30134

SPECIAL  
WARRANTY DEED

OSTLER LAND AND LIVESTOCK COMPANY, a corporation of the State of Utah, with its principal place of business at Salt Lake City, Utah, Grantor hereby CONVEYS AND WARRANTS to WESLEY J. GRANSDEN and JANET A. GRANSDEN, his wife, and RAYMOND J. ASHTON and WINNIE R. ASHTON, his wife, all as joint tenants and not as tenants in common, with full right of survivorship, of Salt Lake City, Salt Lake County, State of Utah, Grantees, for the sum of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration, the following described real property located in Morgan County, State of Utah:

All of Sections 15, 16 and 21, and the Northwest Quarter of the Northwest Quarter of Section 14.

In Section 26 the following:

Beginning at a point 1 chain East of the Northwest corner of the Northeast quarter (NE $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of said Section 26, running thence North 3° 15' East 9.30 chains; thence North 86° 40' East 9.60 chains; thence South 9° East 30 chains; thence West 10.90 chains; thence North 8° 40' West 6 chains; thence along the U. P. R. R. North 83° 30' West 3.35 chains to the center of Gordon Creek; thence up said Creek North 3° 15' East 13.79 chains to the place of beginning.

Also, Commencing at a point 80 rods West of the center of said Section 26, running thence North 59.4 rods; thence North 87° East 3.2 rods; thence South 5° 30' East down the center of Gordon Creek, 23 rods; thence South 2° 30' West 42.4 rods; thence South 7° 50.2 rods; thence South 80° 30' East 13.5 rods; thence South 9° 30' East 22.6 rods; thence West 26.1 rods; thence North 80 rods to the place of beginning.

Also, Beginning at a point 80 rods West of the center of said Section 26, Running thence South 80 rods; thence West 34.6 rods; thence North 5° 30' West, 114.6 rods; thence North 87° East along County Road 24 rods; thence North 43.6 rods; thence East 21.6 rods; thence South 80 rods to the place of beginning.

Excepting and reserving, however, the following described portions of the above tracts:

(1) Commencing at a point 11.50 chains East of the Southwest corner of the Northwest quarter (NW $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of said Section 26, running thence North 5° 30' West, 7.39 chains to the Union Pacific R. R. fence; thence following said fence, South 83° 30' East, 24.30 chains; thence South 9° East 4.66 chains to the forty-acre line; thence West on said line, 24.50 chains to the place of beginning.

(2) Also, Commencing at the center of the Northwest quarter (NW $\frac{1}{4}$ ) of said Section 26, thence West 80 links; thence South 6° East to forty-acre line; thence North to beginning.

Also, the North Half of the Northwest Quarter, and the North west Quarter of the North east Quarter of said Section 26, except the following described portions thereof;

(1) Beginning at a point 2.95 chains North and 2.75 chains West from the center of the Northeast Quarter of said Section 26, and running thence North 8 rods; thence West 9 rods; thence South 8 rods; thence East 9 rods to the place of beginning. Said tract having been deeded to Mtn. Green for a Cemetery.

(2) Also, that portion of the above quarter Sections included in the following described property; Commencing 20 chains South and 12.66 chains West from the Northeast corner of said Section 26, and running thence West 10.74 chains; thence North 75° East 7.70 chains; thence South 60° East 4 chains to the point of beginning, containing 0.81 of an acre, more or less.

Also, the Southeast Quarter of the Southeast Quarter of said Section 26, except the following described portion thereof;

(1) Commencing at the Southeast corner of said Section 26, and running thence west 80 rods; thence North 30 rods to the Weber River; thence up said River South 75° East 20.86 chains; thence South 8 rods to the point of beginning.

Also, Beginning at a point 8.7 rods North of the Southwest corner of the Northeast quarter of said Section 26; running thence North 71.3 rods; thence East 3.9 rods; thence South 3° East 39.2 rods; thence North 87° East 47.8 rods; thence South 9° East 125.0 rods; thence West 58.75 rods; thence North 9° 15' West 89.9 rods to the place of beginning.

Also, Commencing at a point 8.7 rods North of the Southeast corner of the Northwest Quarter of said Section 26, running thence North 71.3 rods; thence West 31.8 rods; thence South 3° East 41.0 rods; thence North 87° East 24.6 rods; thence South 9° 15' East 32.1 rods to the place of beginning.

Also, Beginning at a point 80.0 links West of the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence East 4.675 chains; thence South 5° East 10.62 chains; thence South 86° 40' West 4.39 chains; thence North 6° West 11.0 chains to the place of beginning.

Also, All of Section 23, excepting the East one-half of the East one-half of said Section.

SUGAR

Also, the East one-half of the Northwest Quarter, and the Northeast Quarter of the South west Quarter of Section 22; and all of the East one-half of said Section 22.

Excepting from all of the above described property all of that portion of said property that is included within the existing right-of-way of the Union Pacific Railroad Company, together with an additional 50 foot strip adjoining the said right-of-way on the North, conveyed to said Railroad Company by Deed executed by S. L. Ostler and Margaret P. Ostler, his wife, dated March 16, 1926, and recorded June 7, 1926 in Book "L" of Deeds, at page 144 of the records of the County Recorder of Morgan County, Utah, and by Deed executed by J. S. Ostler and Hattie K. Ostler, his wife, dated March 11, 1926, recorded May 2, 1926, in Book "L" of Deeds, at page 135 of the records of said County Recorder.

All of the foregoing property being located in Township 5 North, Range 1 East, Salt Lake Meridian.

Together with all improvements located upon said above described property, and also, together with any and all water rights appurtenant to or used in connection with the said property.

Subject to a certain Mortgage executed by Margaret Pearl Ostler and S. L. Ostler, her husband, in favor of the Federal Land Bank of Berkeley, dated June 1, 1928, and recorded September 15, 1928, in Book "B-6" of Mortgages, at pages 299 to 304, inclusive, of the records of the County Recorder of said Morgan County, Utah, which said Mortgage the Grantees assume and agree to pay.

Also, subject to any and all taxes levied against said above described property, or any part thereof after the year 1952.

Also, subject to any and all right-of-way and easements that might exist.

Reserving to the Grantor, its successors and assigns, a right-of-way over and across the said above described property for wagons, horses and vehicles, including trucks, to the adjoining property owned by the Grantor; his right-of-way, however, not to include the passage of livestock.

The Grantor herein warrants the title to said above described property only as against its own acts.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 1st day of August, 1952.

SEAL

OSTLER LAND AND LIVESTOCK COMPANY

ATTEST:

DAN T. MOYLE  
Its Secretary

By S. L. OSTLER  
Its President

STATE OF UTAH, )  
                  ) ss.  
COUNTY OF SALT LAKE

On the 1st day of August, 1952, personally appeared before me S. L. Ostler and Dan T. Moyle, who being by me duly sworn did say, each for himself, that he, the said S. L. Ostler is the President, and he, the said Dan T. Moyle, is the secretary of Ostler Land and Livestock Company, 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 S. L. Ostler and Dan T. Moyle each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Cora V. Thompson  
Notary Public  
Residing at Salt Lake City, Utah

SEAL(Notarial)

My Commission Expires: 11-18-55

Filed for Record and Recorded this 30th day of October A. D. 1959 at 3:45 o'clock p.m.  
at the request of Security Title Company.

U. S. Internal Revenue Stamps in the amount of \$94.05 affixed and cancelled.

Edward J. Smith  
Deputy County Recorder

FRONT

No. 30134

SPECIAL  
WARRANTY DEED

OSTLER LAND AND LIVESTOCK COMPANY, a corporation of the State of Utah, with its principal place of business at Salt Lake City, Utah, Grantor hereby CONVEYS AND WARRANTS to WESLEY J. GRANSDEN and JANET A. GRANSDEN, his wife, and RAYMOND J. ASHTON and WINNIE R. ASHTON, his wife, all as joint tenants and not as tenants in common, with full right of survivorship, of Salt Lake City, Salt Lake County, State of Utah, Grantees, for the sum of ONE HUNDRED DOLLAR (\$100.00) and other good and valuable consideration, the following described real property located in Morgan County, State of Utah:

All of Sections 15, 16 and 21, and the Northwest Quarter of the Northwest Quarter of Section 14.

In Section 26 the following:

Beginning at a point, 1 chain East of the Northwest corner of the Northeast quarter (NE $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of said Section 26, running thence North 3° 15' East 9.30 chains; thence North 86° 40' East 9.60 chains; thence South 9° East 30 chains; thence West 10.90 chains; thence North 8° 40' West 6 chains; thence along the U. P. R. R. North 83° 30' West 3.35 chains to the center of Gordon Creek; thence up said Creek North 3° 15' East 13.79 chains to the place of beginning.

Also, Commencing at a point 80 rods West of the center of said Section 26, running thence North 59.4 rods; thence North 87° East 3.2 rods; thence South 5° 30' East down the center of Gordon Creek, 23 rods; thence South 2° 30' West 42.4 rods; thence South 7° 50.2 rods; thence South 80° 30' East 13.5 rods; thence South 9° 30' East 22.6 rods; thence West 26.1 rods; thence North 80 rods to the place of beginning.

Also, Beginning at a point 80 rods West of the center of said Section 26, Running thence South 80 rods; thence West 34.6 rods; thence North 5° 30' West, 114.6 rods; thence North 87° East along County Road 24 rods; thence North 43.6 rods; thence East 21.6 rods; thence South 80 rods to the place of beginning.

Excepting and reserving, however, the following described portions of the above tracts:

(1) Commencing at a point 11.50 chains East of the Southwest corner of the Northwest quarter (NW $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of said Section 26, running thence North 5° 30' West, 7.39 chains to the Union Pacific R. R. fence; thence following said fence, South 83° 30' East, 24.30 chains; thence South 9° East 4.66 chains to the forty-acre line; thence West on said line, 24.50 chains to the place of beginning.

(2) Also, Commencing at the center of the Northwest quarter (NW $\frac{1}{4}$ ) of said Section 26, thence West 80 links; thence South 6° East to forty-acre line; thence North to beginning.

Also, the North Half of the Northwest Quarter, and the North west Quarter of the North east Quarter of said Section 26, except the following described portions thereof;

(1) Beginning at a point 2.95 chains North and 2.75 chains West from the center of the Northeast Quarter of said Section 26, and running thence North 8 rods; thence West 9 rods; thence South 8 rods; thence East 9 rods to the place of beginning. Said tract having been deeded to Mtn. Green for a Cemetery.

(2) Also, that portion of the above quarter Sections included in the following described property: Commencing 20 chains South and 12.66 chains West from the Northeast corner of said Section 26, and running thence West 10.74 chains; thence North 75° East 7.70 chains; thence South 60° East 4 chains to the point of beginning, containing 0.81 of an acre, more or less.

Also, the Southeast Quarter of the Southeast Quarter of said Section 26, except the following described portion thereof;

(1) Commencing at the Southeast corner of said Section 26, and running thence west 80 rods; thence North 30 rods to the Weber River; thence up said River South 75° East 20.86 chains; thence South 8 rods to the point of beginning.

Also, Beginning at a point 8.7 rods North of the Southwest corner of the Northeast quarter of said Section 26; running thence North 71.3 rods; thence East 3.9 rods; thence South 3° East 39.2 rods; thence North 87° East 47.8 rods; thence South 9° East 125.0 rods; thence West 58.75 rods; thence North 9° 15' West 89.9 rods to the place of beginning.

Also, Commencing at a point 8.7 rods North of the Southeast corner of the Northwest Quarter of said Section 26, running thence North 71.3 rods; thence West 31.8 rods; thence South 3° East 41.0 rods; thence North 87° East 24.6 rods; thence South 9° 15' East 32.1 rods to the place of beginning.

Also, Beginning at a point 80.0 links West of the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence East 4.675 chains; thence South 5° East 10.62 chains; thence South 86° 40' West 4.39 chains; thence North 6° West 11.0 chains to the place of beginning.

Also, All of Section 23, excepting the East one-half of the East one-half of said Section.

Also, the East one-half of the Northwest Quarter, and the Northeast Quarter of the South west Quarter of Section 22; and all of the East one-half of said Section 22.

Excepting from all of the above described property all of that portion of said property that is included within the existing right-of-way of the Union Pacific Railroad Company, together with an additional 50 foot strip adjoining the said right-of-way on the North, conveyed to said Railroad Company by Deed executed by S. L. Ostler and Margaret P. Ostler, his wife, dated March 16, 1926, and recorded June 7, 1926 in Book "L" of Deeds, at page 144 of the records of the County Recorder of Morgan County, Utah, and by Deed executed by J. S. Ostler and Hattie K. Ostler, his wife, dated March 11, 1926, recorded May 2, 1926, in Book "L" of Deeds, at page 135 of the records of said County Recorder.

All of the foregoing property being located in Township 5 North, Range 1 East, Salt Lake Meridian.

Together with all improvements located upon said above described property, and also, together with any and all water rights appurtenant to or used in connection with the said property.

Subject to a certain Mortgage executed by Margaret Pearl Ostler and S. L. Ostler, her husband, in favor of the Federal Land Bank of Berkeley, dated June 1, 1928, and recorded September 15, 1928, in Book "B-6" of Mortgages, at pages 299 to 304, inclusive, of the records of the County Recorder of said Morgan County, Utah, which said Mortgage the Grantees assume and agree to pay.

Also, subject to any and all taxes levied against said above described property, or any part thereof after the year 1952.

Also, subject to any and all right-of-way and easements that might exist.

Reserving to the Grantor, its successors and assigns, a right-of-way over and across the said above described property for wagons, horses and vehicles, including trucks, to the adjoining property owned by the Grantor; this right-of-way, however, not to include the passage of livestock.

The Grantor herein warrants the title to said above described property only as against its own acts.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 1st day of August, 1952.

SEAL

OSTLER LAND AND LIVESTOCK COMPANY

ATTEST:

DAN T. MOYLE  
Its Secretary

By S. L. OSTLER  
Its President

STATE OF UTAH, )  
                  ) ss.  
COUNTY OF SALT LAKE

On the 1st day of August, 1952, personally appeared before me S. L. Ostler and Dan T. Moyle, who being by me duly sworn did say, each for himself, that he, the said S. L. Ostler is the President, and he, the said Dan T. Moyle, is the secretary of Ostler Land and Livestock Company, 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 S. L. Ostler and Dan T. Moyle each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Cora V. Thompson  
Notary Public  
Residing at Salt Lake City, Utah

SEAL(Notarial)

My Commission Expires: 11-18-55

Filed for Record and Recorded this 30th day of October A. D. 1959 at 3:45 o'clock p.m. at the request of Security Title Company.

U. S. Internal Revenue Stamps in the amount of \$94.05 affixed and cancelled.

Sarah J. Smith  
Deputy County Recorder